

Document for Review. Reserve Set at \$40/month							
ASSETS				ANNUAL			NOTES
1110	BBB RF MMK #0018 (Closed)						
1115	BBB RF CKG #6896 (Closed)						
	BBB OP MMK Deposits #3011						
	BBB OP Chk # 7010						
1120	BNR RF MMK OP SAV #1113						
1121	BNR RF CKG #7217						
1122	RF BNR INV (RESERVE INVESTMENT ACCOUNT)						
1130	RF UMP CKG #7595 (Closed)						
1131	RF UMP CD #3305 13M 05-24-2024 (Closed)						
1132	RF UMP CD #9558 13M 05-24-2024 (Closed)						
1133	RF UMP CD #3684 13M 05-24-2024 (Closed)						
1134	WA M-OPER #4574						
1135	WA M-RESE #8620						
	TCM VISA (Terminating)						
	Total Checking/Savings			\$ -			
ACCOUNTS RECEIVABLE							
1210	Accounts Receivable			\$ 10,000.00			Delinquencies
1290	Allow for Uncollectible Accts			\$ 6,000.00			Court ordered award
	Total Accounts Receivable			\$ 16,000.00			
OTHER CURRENT ASSETS							
1420	Prepaid Insurance			\$ -			None
	Total Current Assets			\$			CPA Review Asset Register
	Total Assets						
LIABILITIES & EQUITY							
	Liabilities						
	Current Liabilities						
2000	Accounts Payable						
	Total Accounts Payable						
CREDIT CARDS							
2050	TCM VISA (To Be Terminated)			\$ (67.00)			TERMINATE (Barb)
2055	Western Alliance Credit Card			\$ -			N/A
2060	RAMP Credit Card			\$ -			Close out at \$0
	Total Credit Cards			\$ (67.00)			
OTHER CURRENT LIABILITIES							
2070	Dues Paid in Advance						CPA Review No Data
	Total Other Current Liabilities						
LIABILITY SUMMARY							
							CPA Review No Data
	Total Liabilities						
EQUITY							
	Beginning Balance						CPA Review No Data
	Net Income This Year						CPA Review No Data
	Total Equity						
SUMMARY LIABILITIES & EQUITY							CPA Review No Data
	Total Liabilites and Equity						
OPERATIONAL INCOME-HOA (5100)				ANNUAL			
5110	Operational Fees			\$ 446,400.00			INCLUDES ALL OPERATIONAL EXPENSES
5115	Finance Charges Income			\$ -			
5120	Bad Debt Recovery			\$ -			
5121	Legal Actions			\$ 5,000.00			
5125	Late Fee Income			\$ 1,000.00			
5130	Investment Interest			\$ 30,000.00			Based on average 4% ROI
5135	RMBC Fees			\$ 2,000.00			
5140	Misc Income			\$ -			
5145	HomeWiseDocs fees			\$ 3,000.00			
	Gross Income			\$ 487,400.00			
ADMINISTRATIVE EXPENSES (7300)				ANNUAL			
7310	General Accounting Fees			\$ -			
7311	PayHOA Hybrid Book Keeping Contract			\$ 15,000.00			PayHOA
7312	Administrative Assistant			\$ 19,440.00			Average 15-18 hours per week
7315	Audit Fees			\$ 10,000.00			Estimated Audit fees
7320	Bank Service Charges			\$ 750.00			Undefined
7335	Communications/Phone/IONOS/Mailchimp			\$ 1,000.00			Review
7336	USPS PO BOX694/Certified Mail/Postal Fees			\$ 1,000.00			Certified mail to Las Vegas and Annual Meeting Mailing
7337	Dues & Subscriptions			\$ 350.00			WSCAI
7340	Income Tax			\$ 6,500.00			CPA to review based on HOA Not For Profit status
7345	Insurance (D&O + Fiduciary)			\$ 8,000.00			D & O Liability Insurance and Fiduciary Insurance
7346	Public Liability Insurance			\$ 5,000.00			Slip and Fall, Property Damage, Uninsured Contractors
7350	Legal Fees			\$ 10,000.00			CPA Review
7351	Water Rights professional services (Bill Neve and legal support)			\$ 10,000.00			Required to reestablish irrigation water rights
7355	Deliquency Collection fees			\$ 1,500.00			Legal and Collections agency
7358	Meeting Room Expense			\$ 600.00			Sonbridge Annual Fee
7360	Miscellaneous Expense			\$ 1,000.00			Undefined
7375	Office Supplies			\$ 1,500.00			Printer Supplies, Office Tools
7376	Reserve Study			\$ 3,500.00			Accurate Reserve Professionals
7378	Safety & Security			\$ 350.00			Cones , Tape, Signage
7380	Social Committee Budget (inc Newsletter)			\$ 1,250.00			Increased by 20% from 2026
7385	Website			\$ 350.00			CPA to review services with IT Manager
7390	SaaS Software			\$ 750.00			MS Office Pro, Adobe Pro
7395	Line of credit service			\$ 5,000.00			Credit line interest
	7300 Total Administrative Expenses			\$ 97,840.00			VERIFIED
MPMA EQUIPMENT MAINTAINANCE (7400)							
7401	Deck Mower			\$ 1,500.00			WW SAW
7402	Deep Well Pump			\$ 3,000.00			Purswell Pumps
7403	Sump Pumps			\$ 2,000.00			Weiner
7404	Emergency Generator			\$ 2,500.00			Weiner
7405	Tools Repair Replace			\$ 1,500.00			Tools and equipment
	7400 Total Maintainance			\$ 9,000.00			VERIFIED
IRRIGATION (7500)							
7500	Irrigation System General Maintainance			\$ 10,000.00			Joints and Controllor repairs
7520	Common Area Backflow Preventor annual recertification and replacement			\$ 5,000.00			Legal Requirement (Annual)
7530	Routine Inspections			\$ 2,500.00			Leak detection and Flushing
7535	Startup, Inspect, Winterize			\$ 3,500.00			
7540	Startup Irrigation Repairs			\$ 10,000.00			Based on historical data
	Total 7500 - Irrigation System			\$ 31,000.00			VERIFIED

LANDSCAPING COMMON AREAS (7600)							
7601	Common Area Landscape mowing, trimming, irrigation and mulch			\$ 50,000.00			April to November (8 months) 1024 man hours (2 staff)
7602	Tree removal and stump grinding			\$ 20,000.00			Requested for professional tree maintainance (Mike S)
7603	Trail 1 Blackberry removal cut and clear			\$ 8,000.00			Trail 1 expense to control invasive species
7604	Trail 1 Weeding, Shrub and Tree Trimming, Planting, Mulch			\$ 7,500.00			Two periods Spring and Fall total 96 man hours (2 staff)
7605	Trail 1 12 Arbor Vitae and shrubs at bridge 1			\$ 5,000.00			Screening to control blackberry overgrowth (Project A)
7606	Trail 2 Weeding, Shrub and Tree Trimming, Planting, Mulch			\$ 7,500.00			Two periods Spring and Fall total 96 man hours (2 staff)
7608	Trail 3 Weeding, Shrub and Tree Trimming, Planting, Mulch			\$ 8,000.00			Two periods Spring and Fall total 120 man hours (2 staff)
7610	South Creekside Volunteer Mowing			\$ 1,000.00			Gas for Mower (Joe Roemer team)
7611	Invasive Species Control			\$ 1,000.00			Annual cost to manage overgrowth as required
7612	Myra Road fire break treatments			\$ 750.00			Brush killer 25 foot strip 3 applications
7613	Trails Weed Suppression			\$ 5,000.00			Spring and Fall Weed supression Lawns Plus
7614	Larch, 6st and 8th street weeding and cleanup			\$ 1,000.00			Two periods Spring and Fall total 20 man hours (2 staff)
7615	Spray Control and Fertilizer			\$ 3,500.00			Billbug/Army Worm/ Fungus/Spider Mites (Lawns Plus)
	Total 7600 Landscaping Maintainance Common Areas			\$ 114,750.00			VERIFIED
LANDSCAPING MOWING AND TREATMENTS GVW RMBC							
							*Important to separate GVW for RMBC Calculation
7621	GVW Parkway-Landscaping, Mowing			\$ 16,100.00			April to November (8 months) 350 man hours (2 staff)
7622	GVW Parkway-Treatments			\$ 7,000.00			Spring and Fall Weed supression Lawns Plus
7623	GVW Tree Pruning			\$ 5,500.00			Limbs below 15 feet
7624	GVW Tree Infusion Treatments			\$ 1,000.00			Based on historical data
7625	GVW Tree Removal and Stump Grinding			\$ 6,000.00			Based on 2026 tree removal costs. High Risk due to gas lines
7629	Fencing V9 (CTC six panels owned by VGC MPMA)			\$ 600.00			Weed and Paint with Volunteers
	Total 7620			\$ 36,200.00			VERIFIED
VILLAGES FRONT YARD MAINTAINANCE 240 Units(7700)							
7701	Mowing excluding common areas			\$ 60,000.00			1280 man hours (10 minutes per front lawn per mowing)
7702	Pruning and shrubs			\$ 5,520.00			120 manhours (15 minutes per front yard
7703	Front Yard Irrigation Heads and Drip Lines (repair, align and replace)			\$ 6,000.00			Avg \$25/yd/yr
7704	Grass Repair Replacement			\$ 2,500.00			Fungus, bugs, worms or irrigation failure (Lawns Plus)
7705	Lawn treatments based on 4 per year plus premergent beds			\$ 25,500.00			Based on four per year plus premergent beds (Lawns Plus)
	Total Front Yards 240 Units-(7700)			\$ 99,520.00			VERIFIED
GENERAL MAINTAINANCE (7800)							
7801	Signage			\$ -			Reserve Expense
7802	Ponds			\$ 1,500.00			Treatments and cat tail removal
7803	Pond Gravel Replacement			\$ 1,500.00			Stone Replacement
7804	Mailbox Maint/Repair			\$ -			Reserve Expense
7806	Snow & Ice Removal.			\$ 6,500.00			4" Threshold
7809	Street Lights-Repairs			\$ -			Reserve Expense
7810	Speed Bumps and Road Markings			\$ 600.00			Benjamin Reflective Paint
7811	Landfill fees (weight metered)			\$ 15,000.00			Based on 2026 data
7908	Trail Repair (Concrete)			\$ 7,500.00			15 panels Accurate Concrete
	Total General Maintainance 7800			\$ 25,100.00			VERIFIED
RIPARIAN Zone (7900)							
7901	Tree Care			\$ 6,000.00			Removal of dangerous limbs only
7902	Creek weed/blackberry control			\$ -			Not Funded
7903	Storm Cleanup (Fire EMS Gate Access)			\$ 3,500.00			Removal of overhanging trees impeding fire ems access
7904	Rodents			\$ -			Unfunded (Skunks/Possums/Rats)
7905	Irrigation Repairs			\$ 250.00			Do we fund this?
7908	Trail Repair (Concrete)			\$ 1,200.00			3 panels/year *Do we fund this?
	Total-Riparian (7900)			\$ 10,950.00			VERIFIED
Utilities Excluding Water(8000)							
8010	Electricity-Ponds Recirculation, Sump			\$ 1,500.00			*Add timer to run only 12 hours per day.
	Electricity Deep Well Pump			\$ 3,500.00			
8011	Electricity-Street Lights			\$ 4,000.00			
8012	Natural Gas			\$ 650.00			
	Total- Operational Utilities Ex CPC (8000)			\$ 9,650.00			VERIFIED
Irrigation Water (CPC) common areas only (8100)							
8101	Storm Water			\$ -			Review the concern about
8102	Water Allowance			\$ -			using this water and not
8103	City Water			\$ -			being charged
8104	City Utility Tax			\$ -			at irrigation rates
8105	Other			\$ -			ADD WATER METERS TO COMMON AREA IRRIGATION
8106	Village 8 Common water			\$ 4,500.00			Irrigation rates
8107	Village 1/2/5/6/7 Common water			\$ 15,000.00			Domestic rates
8108	Village 9 Common (Inc areas 1/2/3) water			\$ 10,000.00			Irrigation rates
	Total- Operational Utilities CPC only (8100)			\$ 29,500.00			VERIFIED
Other Costs (9000)							
9001	Operational Contingency		10%	\$ 44,640.00			BOD approved contingency
	Total- Contingency (9000)			\$ 44,640.00			VERIFIED
SUMMARY 2027 BUDGET							
	7300-Administrative Expenses			\$ 97,840.00			
	7400- Equipment Maintainance			\$ 9,000.00			
	7500-Irrigation System			\$ 31,000.00			
	7600-Common Areas Landscaping			\$ 114,750.00			
	7620-Landscape Mowing and Treatments GVW RMBC			\$ 36,200.00			
	7700-Front Yard Maintainance			\$ 99,520.00			
	7800-General Maintainance			\$ 25,100.00			
	7900-Riparian Zone			\$ 10,950.00			
	8000-Operational Utilities Ex CPC			\$ 9,650.00			
	8100-Operational Utilities CPC			\$ 29,500.00			
	9000 -Other Costs			\$ 44,640.00			
	10000-Discounts			\$ (14,400.00)			
	TOTAL OPERATING EXPENSE			\$ 493,750.00			
Reserve Income (11000)							
Monthly Reserve Contribution				\$ 115,200.00			Based on \$40/month
	Total Reserve Income			\$ 115,200.00			
Village Contingent Funds (10000)							
	Discounts			\$ 14,400.00			(5)x12x240
	Total Discounts 2027			\$ (14,400.00)			To be discussed
	Operational + Reserve+Discount			\$ 608,950.00			
	Per home/yr EXWATER			\$ 2,537.29			
	Per Home/month EXWATER			\$ 211.44			
NOTE A) Where applicable potable water will be charged at invoiced cost minus common area irrigation allowance plus 15% leak allowance							
NOTE B)Lawns Plus calculations are based on projected increase petroleum product cost increases							
NOTE C) Water costs are projected to be increased 10%-15% for 2027 due to several factors. Pressure boost pumps and excessive irrigation							
NOTE D) We must move toward increased Potable water metering for common areas and supply zone metering. Track usage by zone							