

Thunder Valley Homeowners Association for 26 Lots

Proposed Annual Dues: \$350.00 Approved

Filing 1 Thunder Valley Subdivision HOA Budget

		2020 Proposed		
		HOA	Per Lot	
Professional Fees				
	Management	\$1,750.00	\$67.31	
	Legal & Accounting/Tax Prep	\$110.00	\$4.23	
	Postage/Office Expenses	\$50.00	\$1.92	
	Taxes	\$395.00	\$15.19	
	HOA Events	\$300.00	\$11.54	
	Insurance	\$500.00	\$19.23	
Common Area Expenses			\$0.00	
	Common Area Care	\$4,846.00	\$186.38	
	Tree, Shub, & Bed Care		\$0.00	Included in Common
	Irrigation Service		\$0.00	Included in Common
	Irrigation Repairs	\$1,000.00	\$38.46	
	Winter Sidewalks	\$600.00	\$23.08	\$40/hr as needed
	Common Electric	\$1,200.00	\$46.15	
Reserves				
	1/7 of Pump Cost	\$857.14	\$32.97	
	Misc/ reserve	\$500.00	\$19.23	
	Total Cost	\$12,108.14		
	Developer/ Builder Initial Contribution	\$3,000.00		Credit to Total Expenses
		\$9,108.14	\$350.31	
	Exact Per Lot Cost	\$350.31		

Each Owner Shall pay \$350.00 per Lot