

TVHA Adopted Budget

	2016-17 Current Modified Budget	2017-18 Adopted Budget	Change from Prior Year	
Revenue				
Dues	26,208	27,456	1,248	Built in 5% increase (rounded down to whole number) which amounts to a \$16 annual increase per unit or an \$8 increase per semi-annual installment payment.
Interest	0	-	-	Too minor to budget
Total Revenue	26,208	27,456	1,248	
Less: Portion of Dues - Reserve for Uncertainties	(1,310)	(1,310)	-	Maintain as this was homeowner approved contribution
Less: Portion of Dues - Reserves for Asset Replacement	(2,640)	(3,000)	(360)	Amount per 2017-18 Reserve Study
Total Operating Revenue	22,258	23,146	888	
Operating Expenses:				
Electrical	325	450	125	Increase based on Jefferson County PUD rate increases
Insurance	2,911	2,900	(11)	Budget amount based on projected 2017 year end expense
Social	200	250	50	Budget amount increased to reflect potential cost increases
Taxes/Licenses/Fees/Permits	75	75	-	Same as last year
Misc	160	160	-	Same as last year
Grounds Maintenance	15,578	15,578	-	Contractual agreement
VMC, Land and Capital Improvements	2,009	2,833	824	Ongoing amount available based on rev over exp. Without the 5% dues increase that generates \$1,248; this amount would have been \$1,585 or a \$424 decrease over prior year.
Office and Postage	900	800	(100)	Reduction to budget based on prior year actual
Emergency Preparedness	100	100	-	Same as last year
Contingency		14,481	14,481	Note: These unallocated/uncommitted funds are one-time in nature. An adjustment will be made to bring number to final fund balance.
Total Operating Expenses	22,258	37,627	15,369	
Revenue Over/(Under) Operating Expense	0	(14,481)	(14,481)	