

Thunder Valley HOA

2022 ANNUAL BUDGET - Approved

26 Units in Filing 1, 16 units in Filing 2 = 42 Combined Lots

\$350 Annual Dues. Due April 1st

	2021 Proposed	2021 Actual	2022 Proposed
INCOME			
Dues	\$9,100.00	\$9,100.00	\$14,700.00
Filing 3 Proration	\$3,600.00	\$3,932.48	\$0.00
Interest Income	\$3.00	\$8.27	\$9.00
Declarant Irrigation Reimbursement		\$1,200.00	
Total Income	\$12,703.00	\$14,240.75	\$14,709.00
EXPENSES			
Landscape Maintenance-Contract	\$5,946.00	\$4,845.18	\$4,845.95
Landscaping/Irrigation Repair	\$897.86	\$503.00	\$750.00
Management	\$1,750.00	\$1,500.00	\$3,500.00
Insurance	\$500.00	\$506.00	\$506.00
Electricity	\$1,100.00	\$1,168.30	\$1,400.00
Snow Removal	\$500.00		\$500.00
Office Expense	\$22.00	\$71.56	\$72.00
Legal	\$45.00	\$179.00	\$48.00
Accounting	\$190.00	\$190.00	\$190.00
Taxes	\$395.00		
Capital Reserve	\$500.00	\$500.00	\$500.00
1/7 of Pump Cost	\$857.14		\$900.00
Total Expenses	\$12,703.00	\$9,463.04	\$13,211.95
NET INCOME	\$0.00	\$4,777.71	\$1,497.05

Total Dues	\$14,700.00
Dues per lot	\$350.00

Balances as of Feb.1, 2022

Operating Cash: \$9,550.62

Reserve Account: \$500.00

Total Cash Assets: \$10,050.62