

# Thunder Valley HOA

## 2023 ANNUAL BUDGET - Approved

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

**\$350 Annual Dues. Due April 1st**

	2021	2022	2023
	Actual	Actual	Proposed
<b>INCOME</b>			
Dues	\$9,100.00	\$14,700.00	\$14,700.00
Developer Contribution	\$3,932.48		
Interest Income	\$8.27	\$14.60	\$9.00
Declarant Irrigation Reimbursement	\$1,200.00		
<b>Total Income</b>	<b>\$14,240.75</b>	<b>\$14,714.60</b>	<b>\$14,709.00</b>
<b>EXPENSES</b>			
Landscape Maintenance-Contract	\$4,845.18	\$4,815.84	\$5,000.00
Landscaping/Irrigation Repair	\$503.00	\$1,562.00	\$1,600.00
Management	\$1,500.00	\$3,000.03	\$3,500.04
Insurance	\$506.00	\$500.00	\$507.00
Electricity	\$1,168.30	\$1,576.32	\$1,800.00
Snow Removal			\$400.00
Office Expense	\$71.56	\$83.61	\$85.00
Legal	\$179.00	\$40.00	\$290.00
Accounting	\$190.00	\$190.00	\$190.00
Taxes			
Capital Reserve	\$500.00	\$500.00	\$430.00
1/7 of Pump Cost			\$900.00
<b>Total Expenses</b>	<b>\$9,463.04</b>	<b>\$12,267.80</b>	<b>\$14,702.04</b>
<b>NET INCOME</b>	<b>\$4,777.71</b>	<b>\$2,446.80</b>	<b>\$6.96</b>

<b>Total Dues</b>	<b>\$14,700.00</b>
<b>Dues per lot</b>	<b>\$350.00</b>

**Balances as of Jan.1, 2023**

Operating Cash: \$11,608.51

Reserve Account: \$1,000.00

**Total Cash Assets: \$12,608.51**