

Valley Meadows North Homeowners Association

2021 ANNUAL BUDGET - Approved

Proposed Annual Dues: \$425

Fiscal Year Aug. 2019-July 2020

22 Units

	2019	2019	2020-2021
	Proposed	Actual	Proposed
INCOME			
Income from Dues	\$9,350.00	\$9,350.00	\$9,350.00
Interest	\$0.00	\$0.68	\$0.70
Total Income	\$9,350.00	\$9,350.68	\$9,350.70
EXPENSES			
Repair and Maintenance	\$0.00	\$0.00	\$1,300.00
Landscape Maintenance (Contract)	\$645.00	\$715.00	\$715.00
Irrigation System Maintenance	\$1,750.83	\$850.00	\$850.00
Grounds/Fertilization	\$222.48	\$222.48	\$225.00
Snow Removal	\$0.00	\$0.00	\$0.00
Grand Valley Irrigation Water	\$375.56	\$375.56	\$376.00
Management	\$0.00	\$3,000.00	\$3,000.00
Insurance	\$1,322.00	\$1,322.00	\$1,322.00
Xcel Electricity	\$648.31	\$751.92	\$752.00
Office/Mailing	\$39.95	\$58.91	\$60.00
Legal/Registrations	\$10.00	\$35.00	\$35.00
Accounting	\$0.00	\$190.00	\$190.00
Expenses Subtotal	\$5,014.13	\$7,520.87	\$8,825.00
Capital Reserve	\$0.00	\$930.00	\$930.00
Total Expenses	\$5,014.13	\$8,450.87	\$9,755.00
NET INCOME	\$4,335.87	\$899.81	-\$404.30

Operating Cash as of August: \$5,520.67

Reserve Saving Account: \$1,388.49