

Valley Meadows North Homeowners Association

2022 ANNUAL BUDGET - Approved

Proposed Annual Dues: \$425

22 Units

	2020 Proposed	2020 Actual	Jan-July 2021 Actual	2022 Proposed
INCOME				
Income from Dues	\$9,350.00	\$9,350.00	\$0.00	\$9,350.00
Ditch Maintenance Assessment	\$0.00	\$0.00	\$225.00	\$225.00
Interest	\$0.70	\$0.00	\$0.00	\$0.00
Total Income	\$9,350.70	\$9,350.00	\$225.00	\$9,575.00
EXPENSES				
Repair and Maintenance	\$1,300.00	\$0.00	\$0.00	\$573.00
Landscape Maintenance (Contract)	\$715.00	\$850.00	\$350.00	\$850.00
Irrigation/Landscaping Repair	\$850.00	\$1,444.92	\$1,031.15	\$1,250.00
Grand Valley Irrigation Water	\$376.00	\$386.78	\$394.51	\$395.00
Grounds/Fertilization	\$225.00	\$0.00	\$0.00	\$225.00
Management	\$3,000.00	\$3,000.00	\$1,750.00	\$3,000.00
Insurance	\$1,322.00	\$1,322.00	\$1,322.00	\$1,322.00
Xcel Electricity	\$752.00	\$857.33	\$512.04	\$755.00
Office/Mailing	\$60.00	\$37.46	\$25.28	\$50.00
Legal/Registrations	\$35.00	\$10.00	\$30.00	\$35.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00
Expenses Subtotal	\$8,825.00	\$8,098.49	\$5,604.98	\$8,645.00
Capital Reserve	\$930.00	\$930.00	\$542.50	\$930.00
Total Expenses	\$9,755.00	\$9,028.49	\$6,147.48	\$9,575.00
NET INCOME	-\$404.30	\$321.51	-\$5,922.48	\$0.00

Operating Cash as of August, 2021: \$7,477.05

Reserve Saving Account: \$1,388.49

Total Cash Assets: \$8,865.54