

Valley Meadows North Homeowners Association

2023 ANNUAL BUDGET - Draft

Due: Oct. 1st

Proposed Annual Dues: \$625

22 Units

	2020	2021	2022	2023
	Actual	Actual	Budget	Proposed
INCOME				
Income from Dues	\$9,350.00	\$9,350.00	\$9,350.00	\$13,750.00
Ditch Maintenance Assessment		\$225.00	\$225.00	
Interest		\$0.53		
Total Income	\$9,350.00	\$9,575.53	\$9,575.00	\$13,750.00
EXPENSES				
Repair and Maintenance			\$573.00	\$300.00
Landscape Maintenance (Contract)	\$850.00	\$800.00	\$850.00	\$3,350.00
Irrigation/Landscaping/Ditch Repair	\$1,444.92	\$1,031.15	\$1,250.00	\$2,225.00
Grand Valley Irrigation Water	\$386.78	\$394.51	\$395.00	\$450.00
Grounds Management	\$3,000.00	\$3,000.00	\$3,000.00	\$3,180.00
Insurance	\$1,322.00	\$1,322.00	\$1,322.00	\$1,350.00
Xcel Electricity	\$857.33	\$978.82	\$755.00	\$925.00
Office/Mailing	\$37.46	\$51.13	\$50.00	\$75.00
Legal/Registrations	\$10.00	\$69.00	\$35.00	\$48.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00
Expenses Subtotal	\$8,098.49	\$7,836.61	\$8,645.00	\$12,093.00
Capital Reserve	\$930.00	\$930.00	\$930.00	\$930.00
Total Expenses	\$9,028.49	\$8,766.61	\$9,575.00	\$13,023.00
NET INCOME	\$321.51	\$808.92	\$0.00	\$727.00

Operating Cash as of August, 2022: \$8,711.96

Reserve Saving Account: \$1,914.10

Total Cash Assets: \$10,626.06