

2026 Desert Peaks Business Complex Annual Association Meeting

Tuesday , April 28, 2026, at 4 PM
Location: 640 Belford Ave. Grand Jct. 81501

Also Available Online at <https://zoom.us/>

Meeting Code: 889 3019 5387 Passcode: 674340

contact@hoaservicesco.com

Desert Peaks Business Complex Condominium, Inc. 2026 Budget Draft. Dues Based on Square Footage/Unit

Effective May 1, 2026

Unit A: 31.4% or \$654.17/Month
 Unit B: 21.9% or \$456.25/Month
 Unit C: 23.2% or \$483.33/Month
 Unit D: 23.5% or \$489.58/Month
Total HOA Annual Dues: \$24999.96

4 OWNERS

	2024	2025	2025	2026
	Actual	Actual	Budget	Proposed

INCOME

Dues	\$16,738.84	\$18,000.00	\$18,000.00	\$24,999.96
Special Assessments	\$1,912.50	\$1,147.50		
Trash Reimbursement	\$219.00	\$219.00		
Misc. Fees/Fines	-\$25.00			
Total Income	\$18,845.34	\$19,366.50	\$18,000.00	\$24,999.96

EXPENSES

Repair, Maintenance, Irrigation, Grounds	\$1,409.50	\$1,001.40	\$2,000.00	\$2,000.00
Janitorial/Window Cleaning	\$6,000.00	\$4,900.00	\$3,900.00	\$5,000.00
Landscape Maintenance-Contract	\$4,212.49	\$3,874.98	\$3,710.00	\$3,671.50
Landscape Maintenance-Trees/Shrubs	\$385.00	\$577.50	\$400.00	\$600.00
Snow Removal	\$523.13		\$700.00	\$700.00
Parking Lot	\$50.00			
Management	\$1,800.00	\$1,800.00	\$1,800.00	\$3,000.00
Association Dues	\$226.52	\$226.52	\$227.00	\$227.00
Insurance	\$4,020.64	\$5,957.00	\$4,236.07	\$6,000.00
Water/Sewer/Trash	\$579.37	\$625.70	\$565.00	\$650.00
Office Expense	\$159.15	\$111.68	\$75.00	\$165.00
Legal/Registrations/Bank Fees/Prof. Services	\$276.00	\$44.00	\$53.00	\$53.00
Accounting/Tax Preparation	\$275.00	\$314.25	\$250.00	\$300.00
Federal/State Taxes				
Reserves				\$2,300.00
Total Expenses	\$19,916.80	\$19,433.03	\$17,916.07	\$24,666.50

NET INCOME

	-\$1,071.46	-\$66.53	\$83.93	\$333.46
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Account Balance YTD 02/11/26: \$1,609.12

2026 Desert Peaks Business Complex Association Proxy & Ballot

PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ APPROVE
my Proxy to be counted toward achieving quorum.

Budget: I am casting my vote on the proposed budget for 2024:

Yes: _____ OR No: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate the member/s of your choice. The Vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

For the Proxy to be Valid, this Section Must be Completed

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

Cumulative Voting is not permitted.

How to Assign Your Proxy to Another Person or The Board to Represent You

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Desert Peaks Business Complex COA, a Colorado Owners Association, assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to contact@hoaservicesco.com.