

## Copper Creek West HOA 2026 ANNUAL BUDGET - Approved

### Annual Dues \$1,000 Due March 1st

75 Units + Filing 3 Lots in Third-Quarter 2026

	2025	2025	2026
	YTD Actual	Budget	Proposed
<b>INCOME</b>			
Dues Income	\$69,916.61	\$88,410.00	\$88,000.00
Capital Assessment for New Owners	\$3,500.00		\$19,500.00
One-time Reserves Distribution in 2026			\$5,000.00
Postage Reimbursement	\$13.41		
Interest Income	\$13.84		\$15.00
<b>Total Income</b>	<b>\$73,443.86</b>	<b>\$88,410.00</b>	<b>\$112,515.00</b>
<b>EXPENSES</b>			
Repair & Maintenance	\$10,707.62	\$3,500.00	\$4,000.00
Landscape Maintenance-Contract	\$17,699.71	\$60,000.00	\$68,000.00
Landscape Maintenance - Tree/ Shrub			
Landscaping/Irrigation/Maint./Repairs/Grounds	\$3,230.96	\$7,000.00	\$7,500.00
Snow Removal		\$1,250.00	\$1,250.00
Pet Waste Services	\$1,284.05		\$3,720.00
Management	\$2,000.00		\$8,100.00
Insurance	\$2,114.50		\$2,325.95
Electricity	\$691.78	\$1,250.00	\$1,000.00
Water	\$138.02	\$1,500.00	\$1,500.00
Meeting Expense		\$500.00	\$50.00
Office Expense	\$239.15	\$500.00	\$500.00
Legal	\$790.00		\$1,000.00
Professional Services	\$1,500.00		\$100.00
Registration & Filing Fees		\$3,500.00	\$53.00
Tax/Accounting Preparation & Filing		\$150.00	\$250.00
Bank Fees	\$7.00		\$7.00
Capital Reserve			\$10,061.00
<b>Total Expenses</b>	<b>\$40,402.79</b>	<b>\$79,150.00</b>	<b>\$109,416.95</b>
<b>NET INCOME</b>	<b>\$33,041.07</b>	<b>\$9,260.00</b>	<b>\$3,098.05</b>

### Account Balances YTD:

Operating Account: \$35,717.42

Reserves Account: \$12,500.28

**Total Account Balances: \$48,217.70**