

Orchard Valley West Association

2026 ANNUAL BUDGET - Approved

Annual Dues: \$205.00 Due March 1st

Previous Annual Dues: \$205.00

137 Units

INCOME

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposal
Dues	\$32,360.00	\$28,455.48	\$28,085.00	\$28,085.00
Bad Debt/Fees/Fines	\$50.00			
Postage Reimbursement	\$44.89	\$185.33		\$185.00
Violation Fees/Fines	\$1,000.00			
Interest Income	\$1,103.13	\$741.29	\$350.00	\$500.00
Total Income	\$34,558.02	\$29,382.10	\$28,435.00	\$28,770.00

EXPENSES

Landscape Maintenance-Contract	\$5,040.00	\$5,150.00	\$5,040.00	\$5,150.00
Irrigation, Landscaping, Grounds Maintenance	\$560.00	\$336.08	\$1,500.00	\$500.00
Trash	\$75.71			
HOA Management (2024 Start Up Fee)	\$15,796.00	\$14,796.00	\$14,796.00	\$14,796.00
Insurance	\$748.00	\$841.00	\$750.00	\$841.00
Office/Mailing	\$1,305.84	\$1,164.26	\$1,350.00	\$1,350.00
Legal/Professional Services	\$50.00			
Registration/SOS/DORA Fees	\$53.00	\$44.00	\$53.00	\$53.00
Accounting & Tax Preparation	\$250.00	\$279.25	\$254.00	\$300.00
State and Federal Taxes	\$3.94	\$343.00		\$350.00
Irrigation Water	\$1,242.90		\$1,250.00	\$2,500.00
Electricity	\$330.11	\$344.55	\$390.00	\$350.00
Professional Services	\$300.00			
Meeting Expense	\$50.00	\$50.00	\$50.00	\$50.00
Capital Reserve	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Total Expenses	\$28,805.50	\$26,348.14	\$28,433.00	\$29,240.00

NET INCOME

	\$5,752.52	\$3,033.96	\$2.00	-\$470.00
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Account Balances YTD, Jan. 1, 2026:

Operating Account: \$23,402.11

Reserves Account 1: \$46,262.74

Total Cash Assets: \$69,664.85