

Red Rocks Valley HOA

2026 ANNUAL BUDGET - APPROVED

All Lots Pay \$120/Quarterly: January, April, July, October/ \$480

Annually

Effective Jan. 1, 2026

	2025			2026		Amended
	10/30/2025			Proposed	Proposed	2026
	Actual	Budget	Over Budget	Budget	Budget	Budget
Income						
4001 Association Fee Income	\$ 42,418	\$ 42,800	\$ 1,138	\$ 41,280	\$ 41,280	\$ 41,280
4017 Postage Reimbursement	101		101			
4040 Violation Income	215		215			
4090 Interest Income	2,203	2,937	(734)	2,937	2,937	2,937
Total for Income	44,937	45,737	720	44,217	44,217	44,217
Expense						
1740 Landscaping						
6260 Landscape Maintenance-Contract	2,125	8,000	5,875	8,000	8,000	8,000
6265 Landscaping/Irrigation Repair			-			-
8722 Weed Control & Fertilizer			-			
Total for 1740 Landscaping	2,125	8,000	5,875	8,000	8,000	8,000
6210 Repairs & Maintenance	5,724	1,500	(4,224)	9,000	9,000	9,000
xxxx Flood Damage & Repair			-			20,000
6270 Grounds - Other	4,986	3,500	(1,486)			
6275 Snow Removal	-	4,000	4,000			
Total for 6270 Grounds	10,710	9,000	(1,710)	9,000	29,000	29,000
6284 Standpipe Inspection	-	400	400	400	400	400
6299 Management Fees	7,740	9,000	1,260	9,000	9,000	9,000
6320 Insurance	6,398	6,500	102	6,500	6,500	6,500
7119 Office/Mailing	644	1,000	356	1,000	1,000	1,000
7440 Meeting Costs	160	200	40	200	200	200
7610 Legal	1,518	2,000	482	2,000	2,000	2,000
7615 Accounting			-			
7618 Tax Preparation	250	300	50	300	300	300
7620 Federal Taxes	946	500	(446)	500	500	500
7621 State Taxes	136	100	(36)	100	100	100
7626 Registration and Filing Fees	44	50	6	50	50	50
7630 Reserve Study		500	500	500	500	500
7700 Miscellaneous Expense		500	500	500	500	500
Total Admin	17,836	21,050	3,214	21,050	21,050	21,050
Total for Expense	30,671	38,050	7,379	38,050	58,050	58,050
Net Income	\$ 14,266	\$ 7,687	\$ (6,579)	\$ 6,167	\$ (13,833)	\$ (13,833)

Estimated beginning equity	Beginning Reserve	145,751	140,425
Net Income	Income	6,167	(13,833)
Estimated Ending equity	Ending Reserve	151,918	126,592