Red Rocks Valley Homeowners Association, Inc.

2027 ANNUAL BUDGET - Approved

(86 Units) Quarterly Dues: $120.00. Due Jan. 1, April 1, July 1 & Oct. 1.

	2025 Actual	2026 YTD	2026 Budget	2027 Proposed
INCOME				
Income from Dues	$42,767.95	$30,830.00	$41,280.00	$41,280.00
Postage Reimbursement	$126.41	$30.00		
NSF Income		$7.00		
Lien		$150.00		
Violation Income	$225.00			
Interest Income	$2,537.95	$275.13	$2,937.00	$300.00
Total Income	$45,657.31	$31,292.13	$44,217.00	$41,580.00
EXPENSES				
6260 - Landscape Maintenance - Contract	$4,986.00	$465.98	$8,000.00	$8,000.00
6262 - Landscape Maintenance - Non-Contract	$2,125.00			$1,250.00
6263 - Irrigation System Maintenance				
6270 - Grounds - Other				$1,250.00
6210 - Repair & Maintenance	$5,724.46	$97,050.06	$9,000.00	$10,000.00
Flood Damage & Repair			$20,000.00	
6284 - Standpipe Inspection			$400.00	$1,800.00
6283 - Fire Inspections		$375.00		$375.00
6299 - HOA Management	$9,288.00	$6,192.00	$9,000.00	$9,288.00
7119 - Office/Mailing	$1,051.92	$323.33	$1,000.00	$650.00
7440 - Meeting Cost	$736.74	$78.92	$200.00	$200.00
7626 - Licenses/Registrations/Professional Services	$44.00		$50.00	$44.00
7618 - Tax Preparation	$250.00	$300.00	$300.00	$300.00
7610 - Legal	$9,820.80	$9,407.12	$2,000.00	$2,000.00
6320 - Insurance	$4,352.00		$6,500.00	$2,898.00
7619 - Taxes	$1,082.00	$783.00	$600.00	$800.00
7700 - Miscellaneous Expense			$500.00	
Reserves			$500.00	$4,100.00
Total Expenses	$39,460.92	$114,975.41	$58,050.00	$42,955.00
NET INCOME	$6,196.39	($83,683.28)	($13,833.00)	($1,375.00)

Account Balances as of 09/1/2026	
Operating Account Balance:	$38,856.64
Reserve Account Balance:	$8,895.59
TOTAL Cash Assets:	**$47,752.23**