

# Thunder Valley HOA

## 2024 ANNUAL BUDGET - Approved

26 Units in Filing 1; 16 units in Filing 2

21 Additional Lots Added to the HOA on May 1, 2024 = 63 Combined Lots

**\$350 Annual Dues. Due April 1st**

	2022 Actual	2023 Actual	2023 Budget	2024 Proposed
<b>INCOME</b>				
Dues	\$14,700.00	\$14,440.00	\$14,700.00	\$22,050.00
Interest Income	\$14.60	\$12.34	\$9.00	\$58.00
Total Income	\$14,714.60	\$14,452.34	\$14,709.00	\$22,108.00
<b>EXPENSES</b>				
Landscape Maintenance-Contract	\$4,815.84	\$4,845.94	\$5,000.00	\$4,995.51
Landscaping/Irrigation Repair/Grounds	\$1,562.00	\$8,235.22	\$1,600.00	\$2,000.00
Management	\$3,000.03	\$3,500.04	\$3,500.04	\$4,100.00
Insurance	\$500.00	\$500.00	\$507.00	\$500.00
Electricity	\$1,576.32	\$2,359.58	\$1,800.00	\$2,400.00
Snow Removal		\$1,307.84	\$400.00	\$1,150.00
Office Expense	\$83.61	\$288.18	\$85.00	\$300.00
Legal/Prof. Services/DORA/SOS	\$40.00	\$250.00	\$290.00	\$50.00
Accounting	\$190.00	\$190.00	\$190.00	\$250.00
Capital Reserve	\$500.00	\$358.00	\$430.00	\$2,200.00
1/7 of Pump Cost			\$900.00	
<b>Total Expenses</b>	\$12,267.80	\$21,834.80	\$14,702.04	\$17,945.51
<b>NET INCOME</b>	\$2,446.80	-\$7,382.46	\$6.96	\$4,162.49

<b>Total Dues</b>	<b>\$22,050.00</b>
<b>Dues per lot</b>	<b>\$350.00</b>

**Balances YTD 2024**  
 Operating Cash: \$1,203.76  
 Reserve Account: \$1,437.21  
**Total Cash Assets: \$2,640.97**