

Thunder Valley HOA

2025 ANNUAL BUDGET - Approved

84 Lots in 2025

\$325 Annual Dues. Due April 1st

	2022	2023	2024	2025
	Actual	Actual	Actual	Proposed
INCOME				
Dues	\$14,700.00	\$14,440.00	\$21,960.00	\$27,300.00
Interest Income	\$14.60	\$12.34	\$51.63	\$58.00
Total Income	\$14,714.60	\$14,452.34	\$22,011.63	\$27,358.00
EXPENSES				
Landscape Maintenance-Contract	\$4,815.84	\$4,845.94	\$4,995.52	\$6,053.51
Landscaping/Irrigation/Grounds Repairs	\$1,562.00	\$8,235.22	\$407.90	\$2,500.00
Snow Removal		\$1,307.84	\$1,087.35	\$1,150.00
Management	\$3,000.03	\$3,500.04	\$4,050.04	\$5,292.00
Insurance	\$500.00	\$500.00	\$500.00	\$500.00
Electricity	\$1,576.32	\$2,359.58	\$1,827.30	\$2,400.00
Office Expense	\$83.61	\$288.18	\$369.88	\$370.00
Legal/Prof. Services/DORA/SOS	\$40.00	\$250.00	\$178.00	\$53.00
Accounting	\$190.00	\$190.00	\$250.00	\$250.00
Capital Reserve	\$500.00	\$358.00	\$500.00	\$8,000.00
Total Expenses	\$12,267.80	\$21,834.80	\$14,165.99	\$26,568.51
NET INCOME	\$2,446.80	-\$7,382.46	\$7,845.64	\$789.49

Total Dues	\$27,300.00
Dues per lot	\$350.00

Balances YTD 2025:
 Operating Cash: \$11,583.66
 Reserve Account: \$1,474.95
Toatal Cash Assets: \$13,058.61