

Thunder Valley HOA

2026 Budget: Approved

\$300.00/Annual Dues. Due April 1st

84 Lots Jan. 2026

INCOME

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
Dues	\$21,960.00	\$26,875.00	\$27,300.00	\$25,200.00
Dues/Unit			\$325.00	
Postage Reimbursement	\$11.68			
Interest Income	\$52.99	\$17.73	\$58.00	\$18.00
Total Income	\$22,024.67	\$26,892.73	\$27,358.00	\$25,218.00

EXPENSES

Landscape Maintenance-Contract	\$4,995.52	\$6,053.51	\$6,053.51	\$6,255.77
Landscaping/Irrigation/Grounds Repairs	\$407.90	\$1,912.21	\$2,500.00	\$2,250.00
Snow Removal	\$1,087.35		\$1,150.00	\$1,150.00
Management	\$4,050.04	\$4,211.34	\$5,292.00	\$5,292.00
Insurance	\$500.00	\$500.00	\$500.00	\$500.00
Electricity	\$1,827.30	\$1,583.13	\$2,400.00	\$2,500.00
Office Expense	\$373.86	\$572.74	\$370.00	\$600.00
Property Tax		\$50.00		\$50.00
Legal/Prof. Services/DORA/SOS	\$178.00		\$53.00	\$53.00
Accounting	\$250.00	\$279.25	\$250.00	\$250.00
Capital Reserve		\$7,333.33	\$8,000.00	\$6,500.00
Total Expenses	\$13,669.97	\$22,495.51	\$26,568.51	\$25,400.77

NET INCOME

	\$8,354.70	\$4,397.22	\$789.49	-\$182.77
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Balances YTD 2026:

Operating Cash: \$16,470.56

Reserve Account: \$9,476.94

Total Account Balances: \$25,947.50