

Valley Meadows North Homeowners Association

2025 ANNUAL BUDGET - Approved

Proposed Annual Dues: \$625 Due: Oct. 1st

22 Units

	2022	2023	2024	2024	2025
	Actual	Actual	YTD	Budget	Proposed
INCOME					
Income from Dues	\$13,750.00	\$14,739.60	\$13,750.00	\$13,750.00	\$13,750.00
Ditch Maintenance Assessment	\$450.00				
Violation/Misc. Income	\$120.00	\$25.00			
Interest	\$0.65	\$6.09	\$37.86	\$1.00	\$1.00
Total Income	\$14,320.65	\$14,770.69	\$13,787.86	\$13,751.00	\$13,751.00
EXPENSES					
Repair and Maintenance				\$100.00	\$100.00
Landscape Maintenance (Contract)	\$800.00	\$3,336.00	\$2,070.00	\$3,500.00	\$3,750.00
Irrigation/Landscaping/Ditch Repair	\$1,139.00	\$899.50	\$2,032.00	\$2,500.00	\$2,500.00
Grand Valley Irrigation Water	\$434.01	\$446.00	\$491.76	\$450.00	\$500.00
Management	\$3,045.00	\$3,300.00	\$2,100.00	\$3,600.00	\$3,600.00
Insurance	\$1,322.00	\$989.00	\$1,044.00	\$1,187.00	\$1,187.00
Xcel Electricity	\$1,006.67	\$880.02	\$357.08	\$1,010.00	\$1,010.00
Office/Mailing	\$179.41	\$145.33	\$76.79	\$175.00	\$175.00
Legal/Registrations/Bank Fees	\$40.00	\$49.00	\$53.00	\$48.00	\$48.00
Accounting	\$190.00	\$190.00	\$250.00	\$250.00	\$250.00
Capital Reserve	\$930.00	\$930.00	\$620.00	\$93.00	\$93.00
Total Expenses	\$9,086.09	\$11,164.85	\$9,094.63	\$12,913.00	\$13,213.00
NET INCOME	\$5,234.56	\$3,605.84	\$4,693.23	\$838.00	\$538.00

Operating Balance YTD: \$11,7788.17

Reserve Saving Account: \$4,239.59

Total Cash Assets: \$16,017.76