

Valley Meadows North Homeowners Association

2026 ANNUAL BUDGET - Approved

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

22 Units	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$10,907.51	\$13,750.00	\$13,750.00	\$13,750.00
Violation/Misc. Income				
Interest	\$90.44	\$41.54	\$1.00	\$42.00
Total Income	\$10,997.95	\$13,791.54	\$13,751.00	\$13,792.00
EXPENSES				
Repair and Maintenance	\$28.24		\$100.00	\$100.00
Landscape Maintenance (Contract)	\$3,336.00	\$2,260.00	\$3,750.00	\$3,615.00
Irrigation/Landscaping/Ditch Repair	\$2,032.00	\$1,153.00	\$2,500.00	\$2,100.00
Grand Valley Irrigation Water	\$491.76	\$506.54	\$500.00	\$510.00
Management	\$3,600.00	\$3,100.00	\$3,600.00	\$4,000.00
Insurance	\$1,044.00	\$1,188.00	\$1,187.00	\$1,188.00
Xcel Electricity	\$962.49	\$419.53	\$1,010.00	\$1,010.00
Office/Mailing/Meeting Expense	\$190.35	\$80.48	\$175.00	\$195.00
Legal/Registrations/Bank Fees	\$103.00		\$48.00	\$53.00
Accounting	\$250.00	\$279.25	\$250.00	\$250.00
Capital Reserve			\$93.00	\$700.00
Total Expenses	\$12,037.84	\$8,986.80	\$13,213.00	\$13,721.00
NET INCOME	-\$1,039.89	\$4,804.74	\$538.00	\$71.00

Operating Balance YTD: \$12,066.85

Reserve Saving Account: \$5,263.72

Total Account Balances: \$17,330.57