

Valley Meadows North Homeowners Association

2027 ANNUAL BUDGET - Approved

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

22 Units

INCOME

	2025	2026	2026	2026
	Actual	YTD	Budget	Proposed
Income from Dues	\$14,195.10	\$833.52	\$13,750.00	\$13,750.00
Violation/Misc. Income				
Postage Reimbursement	\$15.00			
Interest	\$83.86	\$40.10	\$42.00	\$42.00
Total Income	\$14,293.96	\$873.62	\$13,792.00	\$13,792.00

EXPENSES

Repair and Maintenance			\$100.00	\$100.00
Landscape Maintenance (Contract)	\$3,616.00	\$2,260.00	\$3,615.00	\$3,725.00
Irrigation/Landscaping/Ditch Repair	\$1,640.41	\$95.00	\$2,100.00	\$1,100.00
Grand Valley Irrigation Water	\$506.54	\$557.20	\$510.00	\$575.00
Management	\$3,600.00	\$2,100.00	\$4,000.00	\$4,800.00
Insurance	\$1,188.00	\$1,150.00	\$1,188.00	\$1,188.00
Xcel Electricity	\$1,217.04	\$409.61	\$1,010.00	\$1,000.00
Office/Mailing/Meeting Expense	\$234.09	\$48.25	\$195.00	\$195.00
Legal/Registrations/Bank Fees		\$44.00	\$53.00	\$44.00
Accounting	\$279.25	\$300.00	\$250.00	\$300.00
Capital Reserve	\$930.00	\$622.50	\$700.00	\$700.00
Total Expenses	\$13,211.33	\$7,586.56	\$13,721.00	\$13,727.00

NET INCOME

	\$1,082.63	-\$6,712.94	\$71.00	\$65.00
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Operating Balance YTD 08/05/26:	\$13,434.68
Reserve Saving Account YTD 08/05/26:	\$6,356.15
Total Account Balances:	\$19,790.83