

Valley Meadow East

2026 ANNUAL BUDGET - Approved

Annual Dues \$503.12 due Jan 1st

Previous Dues: \$457.38

44 Units

2024	2025	2025	2026
Actual	YTD Actual	Budget	Proposed

INCOME

Income from Dues	\$17,889.40	\$20,156.30	\$20,124.72	\$22,137.28
Transfer Fee		\$75.00		
Irrigation Pump	\$250.00			
Insurance Claim Proceeds	\$4,188.00			
Violation Fees/Fines				
Interest Income	\$344.47	\$12.63		
Total Income	\$22,671.87	\$20,243.93	\$20,124.72	\$22,137.28

EXPENSES

Repair & Maintenance		\$5,842.37		\$1,500.00
Landscape Maintenance-Contract	\$6,079.50	\$3,457.23	\$4,050.00	\$4,170.00
Landscape Maintenance - Non Contract	\$1,302.24	\$250.00		
Landscape/Irrigation Repair & Maintenance	\$888.20	\$3,974.03	\$500.00	\$2,000.00
Weed Control & Fertilizer	\$318.00	\$892.50	\$500.00	\$700.00
Security Devices			\$400.00	
Pest Control		\$261.00		
Irrigation Water	\$714.50	\$736.00	\$714.50	\$800.00
Vault Clean out			\$1,400.00	\$2,200.00
Management	\$4,296.00	\$2,864.00	\$4,296.00	\$4,296.00
Insurance	\$100.62	\$804.64	\$1,000.00	\$1,100.00
Insurance Deductible			\$1,000.00	
Electricity	\$2,323.76	\$1,547.60	\$2,500.00	\$2,500.00
Meeting Expense				
Office Expense	\$551.72	\$188.80	\$200.00	\$400.00
Legal	\$50.00			
Professional Services				
Registration & Filing Fees	\$43.00		\$50.00	\$50.00
Tax/Accounting Preparation & Filing	\$250.00	\$279.25	\$250.00	\$300.00
Bank Fees				
State/Federal Taxes		\$75.00		

Capital Reserve			\$2,000.00	\$2,000.00
Total Expenses	\$16,917.54	\$21,172.42	\$18,860.50	\$22,016.00

NET INCOME	\$5,754.33	-\$928.49	\$1,264.22	\$121.28
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Account Balances YTD, 2025:

Operating Cash: \$2,386.53

Reserve Savings Account: \$8,439.06

Total Cash Assets: 10,825.59