Valley Ridge HOA 2026 Budget

Account	2025 Budget	2025 Year-End Forecast		2026 Budget	Increase (Decrease)	Comments
Management Fees	16,000			16,000	0	
DSI		15,236				
Postage	500	400		450	-50	
Misc Fees, Charges incl Accounting	1,300	996		1,200	-100	
Taxes	0	1,712		2,000	2,000	
Total Management	17,800	18,344		19,650	1,850	
Landscaping						Soliciting new bids for 2026 landscape maintenance.
Maintenance Mowing	11,500	9,733		11,845	345	
Fertilization and Weed Control	3,000	3,279		3,090	90	
Other landscape maintenance	7,000	2,913		7,210	210	
Landscaping Improvements	4,000	12,987		4,000	0	
Snow Removal	6,000	4,000		6,000	0	
Total Landscaping	31,500	32,912		32,145	645	
Insurance	3,000	2,513		2,800	-200	
Maintenance and Repair	2,500	1,240		1,500	-1,000	
Fence Repair	2,000	0		1,500	-500	
Storage	1,750	2,245		1,850	100	
Total M&R	6,250	3,485		4,850	-1,400	
Utilities						
Electric	1,100	748		875	-225	
Water & Sewer	600	328		400	-200	
Total Utilities	1,700	1,077		1,275	-425	
Reserves						
Misc. (reserve for current year)	0	0		0	0	
Accrual for Fence Replacement	11,500	11,500		11,500	0	
Total Reserves	11,500	11,500		11,500	0	
Total	71,750	69,831		72,220	470	