

Village Park ROA

Approved 2026 Budget

Dues Increase to \$375 (29.31% increase)

*2025 Actual YTD is as of 10/24/25

		2025	*2025 Actual		
Income		Approved	YTD	2025 Projected	2026 Approved
4500	Assessments (59 x \$375)	17,110.00	15,900.00	16,000.00	22,125.00
4501	Commercial Income	10,200.00	3,239.16	7,000.00	10,001.06
5720	Interest Income	20.00	7.12	9.37	0.00
5800	Late Fees	50.00	0.00	0.00	0.00
4560	Violations/Fines	50.00	0.00	0.00	0.00
	Work Order Paid Property Order	0.00	102.58	102.58	0.00
Total Income		27,430.00	19,248.86	23,111.95	32,126.06
		2025	*2025 Actual		
Expenses		Approved	YTD	2025 Projected	2026 Approved
6258	Landscape Maint-On Contract	3,700.00	3,275.00	3,875.00	3,900.00
6266	Lien/Filing & Processing	0.00	113.00	113.00	400.00
6270	Irrigation System Expense	250.00	1,038.40	3,209.08	3,000.00
6274	Irrigation Vault Cleaning	0.00	870.00	1,710.00	1,800.00
6275	Irrigation Water / Shares	800.00	777.37	777.37	850.00
6278	Pumphouse Start Up/Shut Down	5,800.00	2,163.73	392.23	500.00
6280	Median Irrigation Maintenance	0.00	0.00		
	Sub: Start Up			433.36	450.00
	Sub: Maintenance			425.04	600.00
	Sub: Shut Down			750.00	800.00
6300	Management	5,664.00	5,192.00	6,136.00	5,664.00
6320	Insurance	700.00	1,186.00	1,186.00	1,300.00
6410	Electricity	1,200.00	1,119.76	1,287.76	1,350.00
6430	Water (City of Grand Junction)	4,100.00	4,264.32	6,334.32	6,500.00
6460	Bank Charges	200.00	43.86	75.00	100.00
6700	Legal & Accounting	140.00	140.00	140.00	1,150.00
6702	Taxes & Licenses	60.00	25.00	69.00	100.00
6470	Postage & Mailing	800.00	517.50	725.00	800.00
6459	Reserve Fund	1,200.00	0.00	0.00	2,500.00
Total Expenses		24,614.00	20,725.94	27,638.16	31,764.00
Net Income		2,816.00	-1,477.08	-4,526.21	362.06
Balance Operating Account 10/24/25		0.00			
Balance Money Market Account 10/24/25		2,002.41			
Total Cash as of 10/24/25		2,002.41			

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