

Valley Park Owners Association

2023 BUDGET & ASSESSMENT NOTICE

November 30, 2022

Dear Homeowner,

Your Board of Directors at Valley Park Owners Association has reviewed the budget for the upcoming fiscal year and has voted to increase the monthly association assessments to \$121.01 starting 1/1/2023. The budget was then ratified at the Annual Membership Meeting, held on November 3, 2022. Please reference the budget included with this letter.

Please ensure your payment method is updated with this change, if applicable. Homeowners registered on ACH will not need to make any changes. Payment options are outlined for you on the message board of your homeowner portal.

Your Board of Directors:

Evelyn Adams - 2023

Patrick Able – 2025

Nancy Milliron – 2025

Email: careteam@zandrmgmt.com / Phone: 719-594-0506

Thank you,

Ashley Dring-Hill, CMCA, AMS
Community Association Manager
Valley Park Owners Association

Valley Park Owners Association				
	Account	Description	2022 Budget	2023 Budget
Operating Accounts				
Income Accounts				
INCOME				
	40-4000-00	Assessment Income	\$124,443.00	\$129,238.00
	40-4020-00	Late Fees	\$100.00	\$0.00
	40-4025-00	Late Fee Interest	\$0.00	\$0.00
	40-4030-00	Fines Income	\$0.00	\$0.00
New				
Income Accounts Total			\$124,543.00	\$129,238.00
Expense Accounts				
ADMINISTRATIVE EXPENSES				
	50-5000-00	Management Contract	\$12,888.00	\$12,282.00
	50-5030-00	Audit/Accounting Fees	\$1,400.00	\$1,400.00
	50-5040-00	Legal - General	\$350.00	\$350.00
	50-5045-00	Legal - Collections	\$0.00	\$0.00
	50-5049-00	Legal - Reimbursable	\$0.00	\$0.00
	50-5095-00	Administration	\$2,000.00	\$3,000.00
INSURANCE				
	51-5100-00	Insurance Package	\$3,375.00	\$3,400.00
LANDSCAPING				
	56-5600-00	Landscaping Contract	\$22,380.00	\$20,400.00
	56-5610-00	Landscape Other	\$900.00	\$1,000.00
	56-5650-00	Irrigation Repairs & Maint	\$3,200.00	\$3,200.00
UTILITIES				
	60-6010-00	Electricity	\$1,900.00	\$1,900.00
	60-6030-00	Water/Sewer	\$24,000.00	\$22,000.00
	60-6065-00	Trash	\$15,210.00	\$15,800.00
REPAIRS & MAINTENANCE				
	65-6500-00	General Repairs & Maint	\$200.00	\$200.00
	65-6525-00	Fence Repairs & Maint	\$3,500.00	\$2,000.00
	65-6554-00	Electrical/Light Repairs & Maint	\$500.00	\$550.00
	65-6560-00	Road Maintenance	\$1,500.00	\$0.00
	65-6590-00	Snow Removal	\$10,000.00	\$10,000.00
RESERVE CONTRIBUTIONS				
	69-6900-00	Reserve Contribution	\$21,240.00	\$31,756.00
New				
Expense Accounts Total			\$124,543.00	\$129,238.00
Operating Accounts Net			\$0.00	\$0.00