

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION		
FINANCIAL STATEMENT	2025-2026	2025-2026
Cash Balance as of 10/1/25 (carryover)		\$3,425.94
REVENUES	Budget	Actual
	9/30/2025	1/21/2026
Gross Annual Assessment Income - 84 Lots - \$70/Month	\$ 70,560	
Discount for annual pre-pays (estimate 72 lot owners)	\$ (2,160)	(2,190.00)
General Assessments income	\$ 68,400	62,221.55
Assessments paid beyond FY	\$ -	
Credit from Saving from Previous Years	\$ -	338.45
Gate Transmitters	\$ 300	
Interest - Bank Account Earnings (checking)	\$ 30	2.20
Lot Transfer Fees	\$ 100	150.00
Mosquito Control Pellets	\$ 250	
Other Income	\$ 60	76.00
TOTAL REVENUES (not including trash -- see below)	\$ 69,140	62,788.20
EXPENDITURES	Budget	Actual
	9/30/2025	10/15/2025
Administration Costs (Bank Fees, Copying, Postage, Zoom, State Fees, Supplies)	\$ 500	196.40
Annual Meeting - Meeting & Refreshments	\$ 100	
Bridge Inspection	\$ -	
Bridge Repair	\$ -	
Federal Taxes - Tax on Interest Income	\$ 300	
Legal Fees	\$ 2,000	945.00
Liability Insurance	\$ 2,000	1,565.00
Mosquito Pellets	\$ -	
Reserve Fund	\$ 2,049	
Road Maintenance:		
Culverts	0	
Road Signs	300	
Spring Road Maintenance	45,491	
Binder	17,140	
Gravel	19,751	
Preparation	8,600	
Misc.	0	
Snow Removal	15,000	1,560.00
Weed Control - Spraying Easement	300	
Road Maintenance Total	\$ 61,091	
Security:		
Electricity for Entrance Gate & Light	400	117.62
Fencing	300	
Gate, Locks & Entrance Light Maintenance	300	
Gate Transmitters	0	
Security Total	\$ 1,000	117.62
Welcome Committee	\$ 100	
TOTAL EXPENDITURES (not incl. trash -- see below)	\$ 69,140	\$ 4,384.02
NET GAIN (LOSS) [Revenues - Expenditures]	\$0	\$58,404
Ending Balance -- General Assessment Account		\$61,830.12

Notes

73 pre-pays

\$0.63 Jan 26
lot 73, 18, 74

Colo. HOA fee, Colo. Corp. fee

\$31.46 Jan 2026

TRASH ACCOUNT		
Trash Carryover as of 10/1/25	\$ 3,747	\$4,044.74
Trash Revenue - \$15.00/Month (63 Residents)	11,340	10,665.00
Trash Dumpster Rent / Disposal - WM	11,344	3,753.52
Ending Balance -- Trash Account	\$ 3,743	\$10,956.22

65.5 owners paying Trash
\$938.38 / mo. a/o/Sept 2025

ENDING CASH BALANCE FY 9/30/24 -- Assessment Account + Trash Account	General	\$72,786.34
---	---------	-------------

RESERVE FUND	
Reserve Fund (27 month CD 51-1 issued 11/2/23, matures 2/2/26)	\$13,375.70
Reserve Fund (42 month CD 61-1 issued 11/7/23, matures 5/7/27)	\$16,075.43
Reserve Fund (42 month CD 00-1 issued 10/17/24, matures 4/10/28)	\$17,560.47
Reserve Fund (42 month CD 29-1 issued 9/19/25, matures 3/19/29)	\$8,190.56
Reserve total	\$55,202.16