

The Homestead in Grand Junction HOA

Budget Comparison 2020 to Actual 2020

2/4/2021

Approved 2021 Budget

	<u>2020 Budget</u>	<u>2020 Actual</u>	<u>Profit (Loss)</u>	<u>2021 Budget</u>	
Income :					
Special Assessment Balance		\$ 32.00			
56 Membership Dues at \$ 160/mo	\$ 26,880.00	\$ 26,880.00	\$ -		
56 Membership Dues at \$ 190/mo	\$ 95,760.00	\$ 93,549.00	\$ (2,211.00)	\$ 127,680.00	
40 Garage Dues at \$ 10/mo	\$ 1,200.00	\$ 1,200.00	\$ -		
40 Garage Dues at \$ 15/mo	\$ 5,400.00	\$ 5,117.00	\$ (283.00)	\$ 7,200.00	
Pool Membership	\$ 5,600.00	\$ -	\$ (5,600.00)		
Tenant Pet Fines		\$ 910.00	\$ 910.00		
Violation Fines/Late Fees		\$ 150.00	\$ 150.00		
Bank Account Interest		\$ 71.00	\$ 71.00		
Total Income	\$ 134,840.00	\$ 127,909.00		\$ 134,880.00	
Expenses:					
Grounds Maintenance R & M	\$ -	\$ 65.00	\$ (65.00)	\$ 10,000.00	300 Bldg Lawn
Grounds Maintenance Contract	\$ 16,235.00	\$ 18,306.00	\$ (2,071.00)	\$ 16,000.00	New CO 2021
Irrigation System R & M	\$ 5,000.00	\$ 2,618.00	\$ 2,382.00	\$ 3,000.00	Backflow & Repairs
Snow Removal	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	
Building R & M	\$ 11,000.00	\$ 6,970.00	\$ 4,030.00	\$ 10,000.00	3800 Power Wash
Garage R & M	\$ -	\$ 1,200.00	\$ (1,200.00)	\$ 4,500.00	Gutters, siding
Sidewalk R & M	\$ 2,500.00	\$ 13,100.00	\$ (10,600.00)	\$ -	All Walks Repaired
Entry Sign Replacement	\$ 4,500.00	\$ 2,896.00	\$ 1,604.00	\$ -	
Pool/Poolhouse R & M	\$ 8,000.00	\$ 354.00	\$ 7,646.00	\$ 5,500.00	
Insurance	\$ 12,500.00	\$ 13,954.00	\$ (1,454.00)	\$ 14,373.00	
Gas & Electricity	\$ 5,500.00	\$ 3,508.00	\$ 1,992.00	\$ 5,000.00	
Water	\$ 23,000.00	\$ 23,528.00	\$ (528.00)	\$ 25,000.00	
Sewer	\$ 11,500.00	\$ 11,203.00	\$ 297.00	\$ 11,700.00	
Trash	\$ 5,000.00	\$ 6,945.00	\$ (1,945.00)	\$ 3,000.00	
Pest Control	\$ 1,500.00	\$ 1,260.00	\$ 240.00	\$ 1,500.00	
Management	\$ 6,600.00	\$ 6,600.00	\$ -	\$ 6,600.00	Over ---
Bank Charges		\$ 49.00			

Office Supplies	\$ 110.00	\$ 86.00	\$ 24.00	\$ 100.00
Postage/Mailing	\$ 120.00	\$ 142.00	\$ (22.00)	\$ 150.00
Office Supplies (checks, dep slips)	\$ -	\$ 86.00	\$ (86.00)	
Legal/Accounting	\$ 300.00	\$ 125.00	\$ 175.00	\$ 250.00
Taxes & Licenses	\$ 50.00	\$ 85.00	\$ (35.00)	\$ 100.00
Meeting Expense	\$ 50.00	\$ 75.00	\$ (25.00)	\$ 100.00
Insurance Deductible	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00
Total Expenses	\$ 116,465.00	\$ 113,155.00		\$ 119,873.00
Income Less Expenses	\$ 18,375.00	\$ 14,754.00		\$ 15,007.00
Condo Reserve Contribution	\$ 12,264.00	\$ 14,400.00		\$ 12,768.00 10% of Income
Garage Reserve Contribution	\$ 6,600.00	\$ 6,600.00		\$ 1,500.00
Income less Reserve Contributions	\$ (489.00)	\$ (6,246.00)		\$ 739.00

Balance Sheet

	<u>12/31/2019</u>	<u>12/31/2020</u>
Operating Account	\$ 30,340.00	\$ 21,754.41
Building Reserve	\$ 32,815.00	\$ 47,282.58
Garage Reserve	\$ 8,569.00	\$ 15,187.46
Total Checking & Savings	\$ 71,724.00	\$ 84,224.45