

Echo Canyon Estates Homeowners Association

2019 ANNUAL BUDGET - APPROVED

Proposed Yearly Dues: \$375

62 Units

2019 Special Assessment
\$175 per Owner
This Special Assessment is to cover the deficit caused by the fence project and the remainder to go towards building Reserves.

	2018		2019
	Proposed	Estimated-Actual	Proposed
HOA Dues	\$17,050.00	\$17,050.00	\$23,250.00
Other Income	\$0.00	\$0.00	\$0.00
Total Income	\$17,050.00	\$17,050.00	\$23,250.00
EXPENSES			
Capital Improvements	\$1,700.00	\$0.00	\$10,275.00
Common Electric	\$1,200.00	\$1,300.00	\$1,200.00
Fertilizing & Weed Control	\$1,290.00	\$0.00	\$0.00
HOA Events	\$300.00	\$0.00	\$70.00
Insurance	\$363.00	\$400.00	\$370.00
Irrigation Cleaning	\$875.00	\$0.00	\$0.00
Irrigation Expense & Repairs	\$800.00	\$1,500.00	\$3,750.00
Irrigation Water Shares	\$466.00	\$460.61	\$470.00
Legal & Accounting	\$85.00	\$85.00	\$175.00
Management	\$2,400.00	\$3,900.00	\$4,650.00
Landscape Maintenance-Contract	\$6,192.00	\$5,610.88	\$6,500.00
Postage/Office Expense	\$280.00	\$175.00	\$75.00
Taxes, Licenses & Fees	\$395.00	\$0.00	\$30.00
Bank Charges	\$0.00	\$12.91	\$0.00
Grounds	\$0.00	\$500.00	\$170.00
Miscellaneous	\$0.00	\$350.00	\$0.00
Subtotal	\$16,346.00	\$14,294.40	\$27,735.00
Capital Reserve	\$0.00	\$0.00	\$2,000.00
Total Expenses	\$16,346.00	\$14,294.40	\$29,735.00
NET INCOME	\$704.00	\$2,755.60	-\$6,485.00

To replace the rotted fence posts and stain.

Fruita Community Center Rental for Annual Meeting

This category will now be classified under "Irrigation Expense & Repairs"
(Includes silt removal 2x per year)

Yearly Tax Preparation

Including fertilizing and weed control.

\$20 DORA & \$10 Secretary of State

Accounts as of October 12, 2018:

Operating Cash: \$3,401.81

Reserve Savings Account: \$8,012.28