

Grace Park 2 HOA

2021 Budget Approved

Proposed Monthly Dues: \$126

92 Units & Previous Dues/Month: \$116

	2020	2020	2021
	Proposed	Actual	Proposed
INCOME			
Dues	\$128,064.00	\$128,337.86	\$139,104.00
Fines & Penalties	\$100.00	\$45.00	\$100.00
Special Assessment	\$0.00	\$2,773.24	\$0.00
Interest Income	\$8.40	\$50.95	\$55.00
Prepaid Income	\$0.00	-\$1,337.96	\$0.00
Insurance Claims	\$0.00	\$6,496.73	\$0.00
Total Income	\$128,172.40	\$136,365.82	\$139,259.00
EXPENSES			
Maintenance/Repairs	\$18,000.00	\$18,136.66	\$18,000.00
Painting Decks	\$0.00	\$12,640.00	\$12,640.00
HVAC/Coolers	\$17,000.00	\$10,285.28	\$19,200.00
Landscaping Contract & On-site Maintenance Tech	\$14,400.00	\$32,400.00	\$32,400.00
Irrigation Maintenance	\$2,500.00	\$334.33	\$750.00
Tree Maintenance	\$1,500.00	\$0.00	\$1,500.00
Dryer Vent Clean Out	\$6,000.00	\$0.00	\$3,150.00
Grounds	\$9,900.00	\$795.21	\$1,000.00
Snow Removal	\$1,200.00	\$1,070.00	\$1,100.00
Pest Control	\$1,500.00	\$14.04	\$1,500.00
Irrigation Water	\$370.00	\$386.78	\$385.00
Management	\$8,832.00	\$8,979.00	\$8,832.00
Insurance	\$25,000.00	\$23,633.20	\$23,790.00
Electricity	\$800.00	\$665.91	\$670.00
Trash	\$9,480.00	\$8,208.00	\$8,300.00
Insurance Claim Repairs	\$0.00	\$12,413.75	\$0.00
Office/Mailing	\$300.00	\$538.20	\$550.00
Bank Charges	\$0.00	\$5.00	\$5.00
Registrations	\$35.00	\$35.00	\$35.00
Legal	\$1,000.00	\$15.02	\$100.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00
Professional Fees	\$15,650.00	\$0.00	\$0.00
Subtotal	\$118,007.00	\$130,745.38	\$134,097.00
Capital Reserve	\$12,800.00	\$5,600.00	\$5,200.00
Total Expenses	\$130,807.00	\$136,345.38	\$139,297.00
NET INCOME	-\$2,634.60	\$20.44	-\$38.00

Cash as of February 1, 2021:

Operating: \$25,266.75

Reserves: \$34,859.65

Cert. of Deposit: \$16,228.00

Total Cash Assets: \$76,354.40