

The Homestead in Grand Junction HOA

Budget Comparison 2021 to Actual 2021

Approved 2022 Budget

	<u>2021 Budget</u>	<u>2021 Actual</u>	<u>Profit (Loss)</u>	<u>2022 Budget</u>	
Income					
Income Special Assessment Balance		\$ 330.00	\$ 330.00		
56 Membership Dues at \$ 190/mo	\$ 127,680.00	\$ 127,095.00	\$ (585.00)	\$ 127,680.00	
40 Garage Dues at \$ 15/mo	\$ 7,200.00	\$ 7,215.00	\$ 15.00	\$ 7,200.00	
Pool Membership		\$ -	\$ -		
Tenant Pet Fines		\$ 675.00	\$ 675.00		
Violation Fines/Late Fees		\$ 1,100.00	\$ 1,100.00		
Bank Account Interest		\$ 62.00	\$ 62.00		
Total Income	\$ 134,880.00	\$ 136,477.00	\$ 1,597.00	\$ 134,880.00	
Expenses:					
Grounds Maintenance R & M	\$ 10,000.00	\$ 3,798.00	\$ 6,202.00	\$ 4,000.00	
Grounds Maintenance Contract	\$ 16,000.00	\$ 16,290.00	\$ (290.00)	\$ 18,000.00	
Irrigation System R & M	\$ 3,000.00	\$ 1,145.00	\$ 1,855.00	\$ 3,000.00	
Grounds Maint- Parking	\$ -	\$ 717.00	\$ (717.00)	\$ 300.00	
Snow Removal	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	
Building R & M	\$ 10,000.00	\$ 45,271.00	\$ (35,271.00)	\$ 10,000.00	
Garage R & M	\$ 4,500.00	\$ 5,220.00	\$ (720.00)	\$ 1,150.00	
Pool/Poolhouse R & M	\$ 5,500.00	\$ 758.00	\$ 4,742.00	\$ 5,500.00	
Insurance	\$ 14,373.00	\$ 15,339.00	\$ (966.00)	\$ 15,798.00	
Gas & Electricity	\$ 5,000.00	\$ 4,416.00	\$ 584.00	\$ 5,000.00	
Water	\$ 25,000.00	\$ 24,831.00	\$ 169.00	\$ 28,000.00	
Sewer	\$ 11,700.00	\$ 11,316.00	\$ 384.00	\$ 11,700.00	
Trash	\$ 3,000.00	\$ 7,115.00	\$ (4,115.00)	\$ 5,600.00	
Pest Control	\$ 1,500.00	\$ 1,304.00	\$ 196.00	\$ 1,500.00	
Management	\$ 6,600.00	\$ 6,600.00	\$ -	\$ 7,200.00	
Bank Charges	\$ -	\$ (58.00)	\$ 58.00		
Office Supplies	\$ 100.00		\$ 100.00	\$ 100.00	Over-

