

The Homestead in Grand Junction HOA

2023 ANNUAL BUDGET Approved

Proposed Monthly Dues: (56) Units at \$200/Month. Effective March 1st, 2023

40 Garage Dues at \$15/month

Jan. 1 - Dec. 1

INCOME

	2021	2022	2022	2023
	Actual	Actual YTD	Budget	Proposed
	Annual Increase Includes Effective Date of March 1st.			
Income from Dues	\$127,095.00	\$126,071.00	\$127,680.00	\$133,280.00
Garage Dues	\$7,215.00	\$7,020.00	\$7,200.00	\$7,200.00
Special Assessment Balance	\$330.00			
Violation Fines/Late Fees/Pet Fees	\$1,775.00	\$1,019.70		\$1,000.00
Interest	\$62.00	\$158.08		\$150.00
Total Income	\$136,477.00	\$134,268.78	\$134,880.00	\$141,630.00

EXPENSES

Landscaping Maintenance Contract	\$16,290.00	\$17,280.00	\$18,000.00	\$18,500.00
Landscaping Maintenance Repairs/Irrigation	\$4,943.00	\$17,906.60	\$7,000.00	\$8,000.00
Parking	\$717.00	\$1,219.00	\$300.00	\$400.00
Snow Removal		\$179.00	\$500.00	\$1,500.00
Building Repairs	\$45,271.00	\$5,235.47	\$10,000.00	\$20,500.00
Garage Repairs	\$5,220.00	\$435.47	\$1,150.00	\$2,500.00
Pool Maintenance/Repair	\$758.00	\$17,012.51	\$5,500.00	
Insurance	\$15,339.00	\$16,231.15	\$15,798.00	\$16,300.00
Gas/Electric	\$4,416.00	\$4,043.94	\$5,000.00	\$4,500.00
Water/Sewer/Trash	\$43,262.00	\$37,733.75	\$45,300.00	\$45,000.00
Pest Control	\$1,304.00	\$1,144.00	\$1,500.00	\$1,350.00
Management	\$6,600.00	\$7,140.00	\$7,200.00	\$7,200.00
Bank Charges	\$58.00	\$1.20		\$2.00
Office Supplies	\$280.00	\$343.28	\$380.00	\$400.00
Legal/State Registrations/SOS/DORA	\$125.00	\$169.00	\$135.00	\$48.00
Meeting Expenses	\$85.00	\$100.00	\$100.00	
Accounting/Tax Prep/Filing	\$52.00		\$249.00	\$190.00
Insurance Deductible			\$2,500.00	
Subtotal	\$144,720.00	\$126,174.37	\$120,612.00	\$126,390.00
Garage Reserve	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Capital Reserve	\$12,768.00	\$12,768.00	\$12,768.00	\$13,300.00
Total Expenses	\$158,988.00	\$140,442.37	\$134,880.00	\$141,190.00

NET INCOME

	-\$22,511.00	-\$6,173.59	\$0.00	\$440.00
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