

Peaks at Redlands Mesa

2022 Budget Approved

Proposed Monthly Dues: \$262.00 Effective June 1st, 2022

20 Units 12 months

5 Buildings for 12 Months = \$62,880.00 & 1 Building w/ 4 Units for 7 Months at \$5,240.00 = \$68,120.00

4 Units 7 months

INCOME

	2021	2021	2022
	Proposed	Actual	Proposed
Income from Operations	\$55,200.00	\$55,200.00	\$68,120.00
Late Fees	\$0.00	\$475.00	
Interest	\$17.00	\$17.49	\$16.00
Special Assessment	\$0.00		
Violation Income	\$0.00	\$175.00	
Total Income	\$55,217.00	\$55,867.49	\$68,136.00

EXPENSES

Repair & Maintenance	\$3,803.00	\$6,809.72	\$7,713.00
Janitorial	\$4,500.00	\$4,500.00	
Landscape (Contract)	\$2,425.00	\$2,424.96	\$2,500.00
Landscape Tree/Shrub	\$300.00		
Landscape Irrigation Repair	\$550.00	\$339.66	\$440.00
Snow Removal	\$2,200.00	\$382.85	\$2,200.00
Parking Lot	\$200.00		\$1,200.00
Management	\$3,000.00	\$3,000.00	\$4,800.00
Dues Master Association	\$8,000.00	\$8,000.00	\$9,000.00
Security & Protection/Internet	\$1,100.00	\$1,251.21	\$1,275.00
Insurance G/L & D/O	\$13,154.00	\$15,322.25	\$17,500.00
Electricity	\$300.00	\$335.31	\$325.00
Office/Mailing	\$100.00	\$103.33	\$105.00
Bank Charges	\$15.00		\$15.00
Legal/Registrations	\$300.00	\$131.02	\$48.00
Accounting/Tax Preparation	\$870.00	\$190.00	\$190.00
Reserve Study	\$0.00		\$2,500.00
Subtotal	\$40,817.00	\$42,790.31	\$49,811.00
Capital Reserve	\$14,400.00	\$14,400.00	\$15,600.00
Total Expenses	\$55,217.00	\$57,190.31	\$65,411.00
NET INCOME	\$0.00	-\$1,322.82	\$2,725.00

Golf ball repair, window sealing (west side) ice damming repair

Master Assoc. Paid at Closing of 4 Units. New Master Dues \$450/Unit

Balance as of April, 2022:

Operating: \$5,723.12

Reserves1: \$51,419.00

Total Cash Assets: \$57,142.12