

The Estates Homeowners Association, Inc.

2019 ANNUAL BUDGET - DRAFT

Yearly Dues: \$1,375 Due in February

14 Units	2018		2019
	Proposed	Estimated-Actual	Proposed
INCOME			
Income from Dues	\$9,009.50	\$16,100.00	\$19,250.00
Special Assessments (Retaining Wall)	\$0.00	-\$2,483.00	\$0.00
Interest Income	\$0.00	\$22.85	\$22.00
Total Income	\$9,009.50	\$13,617.00	\$19,250.00

*2018 Actual numbers are estimated using the Year to Date numbers

EXPENSES			
Repair & Maintenance	\$0.00	\$1,100.00	\$1,000.00
Landscaping Maintenance-Contract	\$2,800.00	\$3,150.00	\$4,200.00
Landscape Maintenance-Tree Removal	\$0.00	\$1,200.00	\$0.00
Irrigation System Maintenance	\$1,000.00	\$4,000.00	\$3,500.00
Landscaping /Irrigation Repair	\$0.00	\$1,200.00	\$1,000.00
Grounds (Waterfall)	\$500.00	\$0.00	\$0.00
Grand Valley Irrigation Shares	\$710.00	-\$715.76	\$715.00
Common Electric	\$5,800.00	\$5,000.00	\$5,200.00
Insurance	\$625.00	\$625.00	\$700.00
State/Licensing	\$0.00	\$227.00	\$30.00
Management	\$0.00	\$2,450.00	\$2,400.00
Office Expense	\$0.00	\$11.76	\$60.00
Meeting Costs	\$0.00	\$75.00	\$75.00
Accounting	\$0.00	\$175.00	\$175.00
Miscellaneous	\$1,500.00	\$170.00	\$0.00
Subtotal	\$12,935.00	\$18,668.00	\$19,055.00
Capital Reserve	\$0.00	\$0.00	\$0.00
Total Expenses	\$12,935.00	\$18,668.00	\$19,055.00

Special Assessment Breakdown-	
<i>The Special Assessment is based on the unbudgeted expenses below:</i>	
Tax Preparation:	\$ 175.00
New Pump Installation (WD Yards):	\$ 3,400.00
Spectrum Line Cut:	\$ 898.00
Tree Removal (Estimate):	\$ 1,400.00
Dynamic Landscape Retaining Wall (Over Budget):	\$ 745.00
Ridge Electric Repair with Bray's Fee:	\$ 856.31
*Pending Invoice-Materials ONLY (Mike Sills):	\$ 183.51
Total:	\$7,657.82
 * Special Assessment per Owner = \$546.98 → \$550	
<i>(For accounting purposes and to avoid confusion, we have rounded up the SA amounts)</i>	

NET INCOME	-\$3,925.50	-\$5,051.00	\$195.00
Account Balances:			
Operating Cash: \$11,315.61			