

The Estates Homeowners Association, Inc.

2022 ANNUAL BUDGET - Approved

Yearly Dues: \$2400.00 Due February 1st

14 Units

2020-2021	2020	Jan. 1 - July 1 2021	2022
Proposed	Actual	Actual	Proposed

INCOME

Income from Dues	\$30,940.00	\$24,290.00	\$30,940.00	\$33,600.00
Prepaid Income	\$0.00	\$9,315.00	\$0.00	\$0.00
Special Assessment	\$0.00	\$0.00	\$16,380.00	\$11,120.00
Late Fees	\$0.00	\$215.00	\$0.00	\$0.00
Interest Income	\$65.00	\$38.93	\$15.93	\$16.00
Total Income	\$31,005.00	\$33,858.93	\$47,335.93	\$44,736.00

EXPENSES

Repair & Maintenance	\$500.00	\$239.70	\$0.00	\$27,500.00 *
Landscaping Maintenance-Contract	\$6,417.00	\$6,417.00	\$3,160.00	\$7,110.00
Landscaping Maintenance-Trees/Shrubs	\$1,850.00	\$315.00	\$491.73	\$2,000.00
Irrigation System Maintenance	\$4,500.00	\$5,774.21	\$0.00	\$5,800.00
Landscaping /Irrigation Repair	\$1,575.00	\$2,322.26	\$2,678.64	\$2,700.00
Grounds: Waterfall, Retention Pond, HOA Fence	\$5,000.00	\$1,297.38	\$0.00	\$2,000.00
Grand Valley Irrigation Shares	\$716.00	\$737.06	\$751.79	\$760.00
Management	\$3,300.00	\$3,050.00	\$1,925.00	\$3,300.00
Insurance	\$825.00	\$802.25	\$867.71	\$870.00
Common Electric	\$4,100.00	\$4,897.99	\$1,712.10	\$4,900.00
State/Licensing	\$45.00	\$45.00	\$48.00	\$48.00
Office Expense	\$120.00	\$35.54	\$233.68	\$200.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00
Subtotal	\$29,138.00	\$26,123.39	\$12,058.65	\$57,378.00
Capital Reserve	\$1,800.00	\$1,800.00	\$1,800.00	\$3,000.00
Total Expenses	\$30,938.00	\$27,923.39	\$13,858.65	\$60,378.00
NET INCOME	\$67.00	\$5,935.54	\$33,477.28	-\$15,642.00 **

Account Balance Ending Dec. 2020: \$23,807.52

Account Balance Ending July, 2021: \$48,034.80

* Repair and Maintenance for January, 2022 includes replacing/installing new pond liner from Special Assessment funds.

** The 2022 Budget will not actually run a deficit as Special Assessment Fees from 2021 will cover the difference