

The Estates Homeowners Association, Inc.

2023 ANNUAL BUDGET - Approved

Yearly Dues: \$2,400 Due February 1st

14 Units

INCOME

	2020	2021	2022	2023
	Actual	Actual	Budget	Proposed
Income from Dues	\$24,290.00	\$30,940.00	\$33,600.00	\$33,600.00
Special Assessment	\$0.00	\$25,480.00	\$11,120.00	
Late Fees	\$215.00	\$27.50		
Interest Income	\$38.93	\$24.21	\$16.00	\$16.00
Total Income	\$24,543.93	\$56,471.71	\$44,736.00	\$33,616.00

EXPENSES

Repair & Maintenance	\$239.70	\$361.89	\$27,500.00	\$375.00
Landscaping Maintenance-Contract	\$6,417.00	\$7,110.00	\$7,110.00	\$8,400.00
Landscape Maintenance-Trees/Shrubs	\$315.00	\$491.73	\$2,000.00	\$350.00
Irrigation/Landscaping/R-Pond/Grounds Maintenance	\$9,393.85	\$31,166.90	\$10,500.00	\$10,000.00
Grand Valley Irrigation Shares	\$737.06	\$751.79	\$760.00	\$755.00
Management	\$3,050.00	\$3,300.00	\$3,300.00	\$3,300.00
Insurance	\$802.25	\$867.71	\$870.00	\$875.00
Common Electric	\$4,897.99	\$5,863.83	\$4,900.00	\$5,900.00
State/Licensing/Legal	\$45.00	\$77.00	\$48.00	\$148.00
Office Expense	\$35.54	\$272.53	\$200.00	\$175.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00
Subtotal	\$26,123.39	\$50,453.38	\$57,378.00	\$30,468.00
Capital Reserve	\$1,800.00	\$3,000.00	\$3,000.00	\$3,000.00
Total Expenses	\$27,923.39	\$53,453.38	\$60,378.00	\$33,468.00
NET INCOME	-\$3,379.46	\$3,018.33	-\$15,642.00	\$148.00

Account Balance Ending Dec. 2021: \$21,179.00

Operating Account Ending July 1st, 2022: \$28,797.05

Reserve Account Balance: \$11,503.43

Total Cash Assets: \$40,300.48