

# The Homestead in Grand Junction HOA

## 2024 ANNUAL BUDGET Approved

Proposed Monthly Dues: (56) Units at **\$210/Month and/or \$630/Quarter, Effective March 1st**

40 Garage Dues at \$15/month

INCOME	2021	2022	2023	2024
	Actual	Actual	YTD	Proposed
Income from Dues	\$127,095.00	\$126,071.00	\$131,559.00	\$141,120.00
Garage Dues	\$7,215.00	\$7,020.00	\$6,885.00	\$7,200.00
Special Assessment Balance	\$330.00			
Violation Fines/Late Fees/Pet Fees	\$1,775.00	\$1,002.55		\$1,000.00
Interest	\$62.00	\$208.65	\$561.62	\$2,550.00
<b>Total Income</b>	<b>\$136,477.00</b>	<b>\$134,302.20</b>	<b>\$139,005.62</b>	<b>\$151,870.00</b>
<b>EXPENSES</b>				
Landscaping Maintenance Contract	\$16,290.00	\$17,280.00	\$17,280.00	\$17,500.00
Landscaping Maintenance Repairs/Irrigation	\$4,943.00	\$16,197.06	\$6,289.90	\$8,000.00
Trees/Shrubs			\$198.00	\$500.00
Parking	\$717.00	\$1,144.00		\$500.00
Snow Removal		\$398.00	\$1,930.50	\$1,950.00
Repairs and Maintenance	\$45,271.00	\$6,945.01	\$24,571.15	\$26,500.00
Garage Repairs	\$5,220.00	\$435.47		\$3,000.00
Pool Maintenance/Repair	\$758.00	\$17,012.51		
Security		\$1,001.78		
Insurance	\$15,339.00	\$17,603.16	\$21,044.66	\$21,200.00
Gas/Electric	\$4,416.00	\$4,508.80	\$3,754.94	\$4,600.00
Water/Sewer/Trash	\$43,262.00	\$39,674.82	\$39,760.24	\$40,000.00
Pest Control & Pet Waste Cleanup	\$1,304.00	\$1,144.00	\$3,170.15	\$3,500.00
Management	\$6,600.00	\$7,690.00	\$7,200.00	\$7,800.00
Bank Charges	\$58.00	\$1.20	\$2.50	\$2.00
Office Supplies	\$280.00	\$343.28	\$369.96	\$400.00
Legal/State Registrations/SOS/DORA	\$125.00	\$169.00	\$320.00	\$60.00
Meeting Expenses	\$85.00	\$100.00		
State/Federal Taxes			\$39.00	\$40.00
Accounting/Tax Prep/Filing	\$52.00	\$190.00	\$190.00	\$250.00
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	\$14,150.00
<b>TOTAL EXPENSES</b>	<b>\$158,988.00</b>	<b>\$146,106.09</b>	<b>\$140,389.00</b>	<b>\$151,452.00</b>
<b>NET INCOME</b>	<b>-\$22,511.00</b>	<b>-\$11,803.89</b>	<b>-\$1,383.38</b>	<b>\$418.00</b>

### Account Balances YTD:

Operating Cash: \$18,051.37

Reserve Saving Account: \$69,923.14

Garage Reserve Account: \$15,489.34

**Total Cash Assets: \$103,468.85**