

# The Homestead in Grand Junction HOA

2025 Annual Budget Approved for 2025 & 2026 Dues Increase

2025, April 1st Monthly Dues: (56) Units at \$275/Month and/or \$825/Quarter

2026 Monthly Dues: \$325/Month and/or \$975/Quarter

Garage Dues (40) Units at \$15/month

INCOME	2022	2023	2024	2025
	Actual	Actual	YTD	Proposed
Income from Dues	\$126,071.00	\$132,094.00	\$135,081.00	\$184,800.00
Garage Dues	\$7,020.00	\$6,975.00	\$6,720.00	\$7,200.00
Maintenance Reimbursement			\$5,000.00	
Violation Fines/Pet Fees/Misc.	\$1,002.55			
Interest	\$208.65	\$910.36	\$1,934.43	
<b>Total Income</b>	<b>\$134,302.20</b>	<b>\$139,979.36</b>	<b>\$148,735.43</b>	<b>\$192,000.00</b>

## EXPENSES

Landscaping Maintenance Contract	\$17,280.00	\$19,200.00	\$19,080.00	\$20,000.00
Landscaping Maintenance Repairs/Irrigation	\$16,197.06	\$5,950.90	\$5,515.36	
Trees/Shrubs		\$198.00	\$3,600.00	\$6,500.00
Parking & Grounds	\$1,144.00	\$1,230.10	\$12,011.07	
Snow Removal	\$398.00	\$1,930.50	\$130.85	\$500.00
Repairs and Maintenance	\$6,945.01	\$23,590.80	\$26,974.44	\$35,000.00
Garage Repairs	\$435.47			\$1,500.00
Pool Maintenance/Repair	\$17,012.51		\$1,552.14	\$500.00
Security	\$1,001.78			
Insurance	\$17,603.16	\$18,716.00	\$14,858.70	\$19,087.00
Gas/Electric	\$4,508.80	\$4,478.99	\$4,560.40	\$5,100.00
Water/Sewer/Trash	\$39,674.82	\$42,418.15	\$50,390.95	\$51,000.00
Pest Control & Pet Waste Cleanup	\$1,144.00	\$3,369.95	\$799.20	\$1,150.00
Management	\$7,690.00	\$7,800.00	\$7,800.00	\$7,800.00
Bank Charges	\$1.20	\$2.50		\$2.00
Office Supplies	\$343.28	\$731.37	\$655.45	\$750.00
Legal/State Registrations/SOS/DORA/Prof. Services	\$169.00	\$70.00	\$143.00	\$148.00
Meeting Expenses	\$100.00			\$50.00
State/Federal Taxes		\$39.00	\$255.00	\$275.00
Accounting/Tax Prep/Filing	\$190.00	\$190.00	\$250.00	\$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	\$36,000.00
<b>TOTAL EXPENSES</b>	<b>\$146,106.09</b>	<b>\$144,184.26</b>	<b>\$162,844.56</b>	<b>\$187,112.00</b>

## NET INCOME

	-\$11,803.89	-\$4,204.90	-\$14,109.13	\$4,888.00
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Operating	\$ 4,054.57	\$ 6,785.75	\$ 11,377.13
Condo Reserve Savings	\$ 71,007.36	\$ 70,060.56	\$ 69,683.48
Garage Reserve Savings	\$ 14,982.87	\$ 15,519.78	\$ 15,530.88
	\$ 90,044.80	\$ 92,366.09	\$ 96,591.49

Ending Account Balance 2022: \$90,044.74

Ending Account Balance 2023: \$92,366.09

Ending Account Balance 2024: \$96,591.49

### Account Balances YTD, 2024:

Operating Cash: \$11,377.13

Reserve Saving Account: \$69,683.48

Garage Reserve Account: \$15,530.88

**\$96,591.49**