

# The Homestead in Grand Junction HOA

## 2026 Annual Budget Approved

Approved Monthly Dues: \$325/Month and/or \$975/Quarter Effective Jan. 1, 2026

(56 Units)

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

INCOME	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
Income from Dues	\$136,246.00	\$166,015.00	\$184,800.00	\$218,400.00
Garage Dues	\$6,675.00	\$6,825.00	\$7,200.00	\$7,200.00
Maintenance Reimbursement	\$5,000.00			
Postage Reimbursement	\$23.84	\$50.67		
Late Fee	-\$25.00			
Violation Fines/Pet Fees/Misc.		\$40.00		
Intent to Lien Fee	-\$50.00	-\$100.00		
Interest	\$1,952.69	\$65.35		\$70.00
<b>Total Income</b>	<b>\$149,822.53</b>	<b>\$172,896.02</b>	<b>\$192,000.00</b>	<b>\$225,670.00</b>

## EXPENSES

Landscaping Maintenance Contract	\$19,080.00	\$19,493.00	\$20,000.00	\$20,000.00
Landscaping Maintenance Repairs/Irrigation	\$5,515.36	\$3,902.17		\$5,000.00
Trees/Shrubs	\$3,600.00	\$492.80	\$6,500.00	\$3,500.00
Parking & Grounds	\$12,011.07			\$500.00
Snow Removal	\$130.85		\$500.00	\$2,000.00
Repairs and Maintenance	\$28,233.74	\$9,607.80	\$35,000.00	\$10,000.00
Roof Repair		\$38,675.63		\$40,000.00
Garage Repairs			\$1,500.00	\$2,500.00
Pool Maintenance/Repair	\$1,552.14		\$500.00	\$500.00
Insurance	\$16,508.44	\$23,778.08	\$19,087.00	\$25,812.00
Gas/Electric	\$4,544.38	\$4,449.29	\$5,100.00	\$4,600.00
Water/Sewer/Trash	\$53,773.72	\$47,816.09	\$51,000.00	\$48,000.00
Pest Control & Pet Waste Cleanup	\$1,550.50	\$3,711.60	\$1,150.00	\$3,500.00
Management	\$7,800.00	\$6,500.00	\$7,800.00	\$8,400.00
Bank Charges			\$2.00	
Office Supplies	\$766.10	\$779.81	\$750.00	\$800.00
Legal/State Registrations/SOS/DORA/Prof. Services	\$193.00	\$44.00	\$148.00	\$55.00
Meeting Expenses	\$50.00		\$50.00	\$50.00
State/Federal Taxes	\$255.00	\$625.00	\$275.00	\$275.00
Accounting/Tax Prep/Filing	\$250.00	\$283.50	\$250.00	\$300.00
Garage Reserve	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Capital Reserve	\$12,768.00	\$15,000.00	\$36,000.00	\$43,680.00
<b>TOTAL EXPENSES</b>	<b>\$170,082.30</b>	<b>\$176,658.77</b>	<b>\$187,112.00</b>	<b>\$220,972.00</b>

## NET INCOME

	-\$20,259.77	-\$3,762.75	\$4,888.00	\$4,698.00
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Operating	\$ 11,377.13
Condo Reserve Savings	\$ 69,683.48
Garage Reserve Savings	\$ 15,530.88
	\$ 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, Dec. 2025:

Operating Cash: \$11,144.53  
 Reserve Saving Account: \$77,770.19  
 Garage Reserve Account: \$17,046.55  
**\$105,961.27**