

2024 Mesa Estates Budget (Revised 11 28 23)

Monthly Dues: \$ 75.00

108 Units Acct	2023 Proposed	2023 Actuals	2023 Variance	2024 Proposed
4000 INCOME				
4520 Special Assessments	\$ -	(See note below)		
4525 Capital Assessment for New Owners	900.00	\$ 3,225.00	\$ 2,325.00	\$ 900.00
4585 Association Fee Income	97,200.00	97,200.00	-	97,200.00
5800 Late Fee Income (Association)	-	120.00	120.00	-
TOTAL INCOME	\$ 98,100.00	\$ 100,545.00	\$ 2,445.00	\$ 98,100.00
OPERATING EXPENSES				
1740 Landscaping				
6260 Landscape Maintenance	\$ 55,281.00	\$ 56,031.00	\$ 750.00	\$ 60,816.00
6261 Landscape Maintenance - Trees & Shrubs	4,000.00	2,880.00	(1,120.00)	2,000.00
6263 Irrigation System Maintenance	20,000.00	20,636.37	636.37	7,500.00
6265 Landscaping/Irrigation Repair	4,500.00	3,508.41	(991.59)	4,500.00
Total For Landscaping	\$ 83,781.00	\$ 83,055.78	\$ (725.22)	\$ 74,816.00
5852 Management Fees	\$ 8,100.00	\$ 8,478.00	\$ 378.00	\$ 10,368.00
6210 Repair and Maintenance	\$ 1,000.00	\$ 1,086.15	\$ 86.15	\$ 1,200.00
6270 Grounds				
6270 Grounds - Other	\$ 1,000.00	\$ 553.02	\$ (446.98)	\$ 1,000.00
6275 Snow Removal	2,400.00	2,355.00	(45.00)	3,000.00
6276 Pet Waste	-	680.86	680.86	350.00
Total for Grounds	\$ 3,400.00	\$ 3,588.88	\$ 188.88	\$ 4,350.00
6320 Insurance	\$ 1,477.00	\$ 1,287.00	\$ (190.00)	\$ 1,500.00
6410 Electricity	\$ 2,500.00	\$ 2,100.54	\$ (399.46)	\$ 2,500.00
7420 Office Expense				
6224 Shipping & Handling	\$ -	\$ 1,449.96	\$ 1,449.96	\$ 1,500.00
7420 Office Expense - Other	600.00	997.78	397.78	600.00
7421 Copies	-	12.40	12.40	100.00
Total for 7420 Office Expense	\$ 600.00	\$ 2,460.14	\$ 1,860.14	\$ 2,200.00
7430 Bank Charges	\$ -	\$ 1.00	\$ 1.00	\$ 10.00
7615 Accounting	\$ 200.00	\$ 190.00	\$ (10.00)	\$ 200.00
7626 Registration and Filing Fees	\$ -	\$ 43.00	\$ 43.00	\$ 50.00
7440 Meeting Costs	\$ 400.00	\$ 485.74	\$ 85.74	\$ 300.00
7610 Legal	\$ 3,000.00	\$ 250.00	\$ (2,750.00)	\$ 3,000.00
7994 Professional Services Expense	\$ -	\$ 112.50	\$ 112.50	\$ 150.00
7700 Miscellaneous	\$ 1,000.00	\$ 289.49	\$ (710.51)	\$ 1,000.00
TOTAL EXPENSES	\$ 105,458.00	\$ 103,427.22	\$ (2,029.78)	\$ 101,429.74
NET INCOME	\$ (7,358.00)	\$ (2,882.22)	\$ 4,474.78	\$ (3,329.74)

2024 Balance Sheet Estimate

	1/1/2024	Change	12/31/2024	
Estimated Operating Balance	\$ 23,500.00	\$ (3,329.74)	\$20,170.26	
Estimated Reserve	\$ 59,196.00	\$ 7,500.00	\$63,366.26	(Added \$7,500 for Future pond excavation)