

The Estates Homeowners Association, Inc.

2024 ANNUAL BUDGET - Approved

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

14 Units

INCOME

	2021	2022	2023	2023	2024
	Actual	Actual	YTD	Budget	Proposed
Income from Dues	\$30,940.00	\$33,600.00	\$4,800.00	\$33,600.00	\$33,600.00
Special Assessment	\$25,480.00				
Late Fees	\$27.50	\$840.00			
Interest Income	\$24.21	\$28.87	\$7.84	\$16.00	
Total Income	\$56,471.71	\$34,468.87	\$4,807.84	\$33,616.00	\$33,600.00

EXPENSES

Repair & Maintenance	\$361.89	\$13.74		\$375.00	\$350.00
Landscaping Maintenance-Contract	\$7,110.00	\$8,063.00	\$5,553.14	\$8,400.00	\$8,500.00
Landscape Maintenance-Trees/Shrubs	\$491.73	\$109.89		\$350.00	\$350.00
Irrigation/Landscaping/R-Pond/Grounds Maintenance	\$31,166.90	\$5,580.01	\$294.89	\$10,000.00	\$2,000.00
Grounds			\$61.79		\$100.00
Grand Valley Irrigation Shares	\$751.79	\$827.13	\$616.42	\$755.00	\$850.00
Management	\$3,300.00	\$3,300.00	\$1,925.00	\$3,300.00	\$3,600.00
Insurance	\$867.71	\$946.19		\$875.00	\$950.00
Common Electric	\$5,863.83	\$5,613.70		\$5,900.00	\$5,900.00
State/Licensing/Legal/Professional Services	\$77.00	\$140.00	\$250.00	\$148.00	\$48.00
Office Expense	\$272.53	\$174.14	\$30.76	\$175.00	\$275.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00	\$250.00

Capital Reserve	\$3,000.00	\$3,000.00	\$1,750.00	\$3,000.00	\$3,000.00
Total Expenses	\$53,453.38	\$27,957.80	\$10,672.00	\$33,468.00	\$26,173.00

NET INCOME

	\$3,018.33	\$6,511.07	-\$5,864.16	\$148.00	\$7,427.00
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Operating Account Ending July 1st, 2023: \$35,210.19

Reserve Account Balance: \$14,028.18

Total Cash Assets: \$49,238.37