

The Estates Homeowners Association, Inc.

2027 ANNUAL BUDGET - Approved

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

14 Units

2025	2026	2026	2027
Actual	YTD	Budget	Proposed

INCOME

Income from Dues	\$33,600.00	\$33,600.00	\$33,600.00	\$33,600.00
Violation Fees/Fines				
Interest Income	\$261.62	\$111.64	\$142.00	\$125.00
Insurance Refund	\$799.45			
Postage Reimbursement		\$30.00		
Total Income	\$34,661.07	\$33,741.64	\$33,742.00	\$33,725.00

EXPENSES

Repair & Maintenance	\$82.54	\$1,100.00	\$350.00	\$1,100.00
Landscaping Maintenance-Contract	\$13,606.68	\$6,797.99	\$13,320.00	\$13,608.00
Landscape Maintenance-Trees/Shrubs		\$2,750.00	\$350.00	\$1,350.00
Irrigation/Landscaping/R-Pond/Grounds Maintenance	\$4,355.91	\$8,338.95	\$3,500.00	\$3,500.00
Grounds/Pest Control			\$105.00	\$105.00
Grand Valley Irrigation Shares	\$965.46	\$1,062.04	\$975.00	\$1,125.00
Management	\$3,766.65	\$2,333.31	\$4,000.00	\$4,800.00
Insurance	\$766.33	\$487.65	\$836.00	\$836.00
Common Electric	\$5,441.02	\$1,706.22	\$3,500.00	\$2,200.00
State/Licensing/Legal/Professional Services		\$44.00	\$53.00	\$44.00
Office Expense	\$187.88	\$107.74	\$250.00	\$190.00
State/Federal Taxes	\$85.00	\$52.00		\$52.00
Accounting	\$279.25	\$300.00	\$250.00	\$300.00

Capital Reserve	\$3,000.00	\$3,000.00	\$3,000.00	\$3,400.00
Total Expenses	\$32,536.72	\$28,079.90	\$30,489.00	\$32,610.00

NET INCOME

	\$2,124.35	\$5,661.74	\$3,253.00	\$1,115.00
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Operating Account Balance YTD 7/29/26: \$32,535.69

Reserve Account Balance YTD 7/29/26: \$20,821.52

Total Account Balances: \$53,357.21