

## The Homestead in GJ - 2017 Approved Budget

Date: 2/15/2017

Income	Budget '16	Actual '16	Budget '17
Homeowner Dues @\$148 per mo. (\$444 Qtr)	\$99,456.00	\$99,930.00	\$99,456.00
Garage Assessment @\$10 per mo. (\$30 Qtr)	\$4,800.00	\$4,740.00	\$4,800.00
Pool Membership - \$225 per Unit / per season	\$6,525.00	\$5,175.00	\$6,525.00
Processing Fees (New Owner, Past Due, etc.	\$1,000.00	\$0.00	\$0.00
Late fees	\$0.00	\$745.00	\$0.00
Bank Account Interest on Reserves	\$25.00	\$12.35	\$10.00
<b>Total income</b>	<b>\$111,806.00</b>	<b>\$110,602.35</b>	<b>\$110,791.00</b>

Fixed Expenses	Budget '16	Actual '16	Budget '17
Ground Maintenance	\$18,210.00	\$16,820.33	\$17,000.00
Snow Removal	\$540.00	\$540.00	\$550.00
Common Building Maintenance	\$2,225.00	\$6,561.25	\$3,500.00
Pool / Poolhouse Maintenance	\$10,500.00	\$8,845.68	\$9,000.00
Management	\$7,560.00	\$7,560.00	\$7,560.00
Insurance	\$11,413.00	\$13,577.15	\$12,500.00
Gas & Electricity	\$6,550.00	\$5,234.76	\$5,500.00
Common Sewer	\$9,450.00	\$10,608.54	\$10,500.00
Common Trash Removal	\$7,580.00	\$11,550.03	\$12,000.00
Ute Water	\$21,500.00	\$26,914.59	\$27,000.00
Meeting Expense	\$28.00	\$26.92	\$0.00
Legal & Accounting	\$500.00	\$115.00	\$115.00
Postage	\$500.00	\$450.80	\$500.00
Special improvement project (1)	\$0.00	\$736.71	\$0.00
Pest control	\$0.00	\$300.00	\$500.00
Taxes and licenses	\$0.00	\$45.00	\$45.00
Miscellaneous expense (2)	\$0.00	\$78.00	\$0.00
Disaster Recovery (Insurance Deductible)	\$1,000.00	\$0.00	\$1,000.00
Capital Replacement Reserve - Condo	\$8,400.00	\$0.00	\$2,958.00
Capital Replacement Reserve - Garage	\$1,600.00	\$0.00	\$563.00
Replenish Reserve Accounts	\$4,250.00	\$0.00	\$0.00
<b>Subtotal fixed expenses</b>	<b>\$111,806.00</b>	<b>\$109,964.76</b>	<b>\$110,791.00</b>

Difference between income and expenses	\$0.00	\$637.59	\$0.00
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Cash in Checking Account 01/31/17	\$7,979.75
Cash in Savings Accounts 01/31/17	\$26,506.10

**NOTES:**

- (1) Special improvement project was placing street numbers on the buildings and a street sign. This was demanded by the City of Grand Junction and the City of Grand Junction did contribute \$500.00.
- (2) Miscellaneous expense is for license plate look ups for vehicles in violation in the HOA