

Mesa Estates Homeowners Association  
 Combined 2018 - 2019 Budget  
 January 1, 2018 to December 31, 2018

General HOA Income	Proposed 2018	Actual 2018	Variance	Approved Budget 2019
Improved Lots	54,060.00			54,000.00
Unimproved Lots	6,336.00			5,184.00
Total HOA Dues	60,396.00	57,685.33	(2,710.67)	
Transfer Fees		2,700.00	2,700.00	500.00
Finance Chg		60.00	60.00	
Total Income	60,396.00	60,445.33	49.33	59,684.00
Cash carried Forward	8,738.66	8,738.66	-	9,968.24
Total	69,134.66	69,183.99	49.33	69,652.24
Expense				
Professional Fees	750.00	551.00	(199.00)	750.00
Electrical	3,000.00	1,745.38	(1,254.62)	2,500.00
Insurance Expense	700.00	656.00	(44.00)	700.00
Mowing and General Landscape Maintenance	30,000.00	26,525.00	(3,475.00)	30,000.00
Tree & Shrub Replace / Maintenance	3,000.00	1,038.75	(1,961.25)	2,000.00
Pond, ditch cleanup & Maint	625.00	-	(625.00)	625.00
Pump/Irrigation Repair/Maintenance	3,000.00	3,892.00	892.00	5,500.00
Snow Removal	2,400.00	-	(2,400.00)	2,700.00
Management Fee Expense	6,040.00	6,039.96	(0.04)	5,968.40
Misc. Expense, Fence Repair, etc	-	-	-	1,000.00
Annual Meeting	100.00	85.00	(15.00)	100.00
Postage/Supplies	150.00	100.00	(50.00)	100.00
Bookkeeping	1,200.00	1,200.00	-	1,200.00
Misc - other		58.80	58.80	100.00
Reserve - Pond Dredging and Maintenance	5,000.00	5,000.00	-	5,000.00
General Reserve	10,000.00	10,000.00	-	10,000.00
Total Expense	66,965.00	59,215.75	(7,749.25)	68,243.40
Net Income	2,169.66	9,968.24	7,798.58	1,408.84
Reserve -- General - Current Balance Add in 2019		20,000.00		20,000.00
Proposed Reserve Balance 12/31/2019				10,000.00
Reserve -- Pond Dredging/Maint - Current Balance Add in 2019		10,000.00		10,000.00
Proposed Reserve Balance 12/31/2019				5,000.00
				15,000.00
Approved per lot assessment - Improved	85.00	85.00		75.00
Approved per lot assessment - Unimproved	9.60	9.60		9.00