

Mesa Estates Homeowners Association

2021 ANNUAL BUDGET

Proposed Monthly Dues: \$80 Per Owner Per Month

Revised 1/19/21 to update for 2020 year-end actuals and to make minor revisions to 2021 estimate

108 Units		2020	2021	
<u>Acct</u>		Actuals	Proposed	
4000	INCOME			
4500	Association Dues			
4510	Association Dues	\$ 84,119.37	\$ 99,370.67	(Less 2020 carryover "Prepaid
4490	Prepaid Income	4,309.33	4,300.00	(Estimated New "Prepaid")
4525	Move-In Assessment	8,400.00	1,800.00	6 \$ 300.00
4790	Total Association Income	\$ 96,828.70	\$ 105,470.67	
	OTHER INCOME			
5800	Late Fees	\$ 289.00	\$ 300.00	
	TOTAL OTHER INCOME	\$ 289.00	\$ 300.00	
5990	TOTAL INCOME	\$ 97,117.70	\$ 105,770.67	
	EXPENSES			
	OPERATING EXPENSES			
6210	Repair and Maintenance	\$ 2,580.29	\$ 2,500.00	
6260	Landscape Maintenance (<i>Thompson's Landscape Maintenance</i>)	38,730.52	39,750.00	
	Landscape Maintenance (<i>Matt's Maintenance</i>)			
	Landscape Maintenance (<i>Peaceful Valley</i>)			
6261	Landscape Maintenance - Trees & Shrubs	9,441.91	5,000.00	
6263	Irrigation System Maintenance	24,027.60	2,000.00	
6265	Landscaping/Irrigation Repair	25,790.79	15,123.22	(\$14,223 Carried Over)
6270	Grounds	7,190.74	2,400.00	
6275	Snow Removal	1,279.75	2,400.00	
6295	Streets	300.00	600.00	
6316	Security & Protection	43.06	-	
6410	Electricity	1,921.57	1,921.57	
	TOTAL OPERATING EXPENSES	\$ 111,306.23	\$ 71,694.79	
	GENERAL & ADMINISTRATIVE EXPENSES			
6300	HOA Management	\$ 8,100.00	\$ 8,100.00	
6320	Insurance (American Family)	430.61	1,000.00	
7420	Office Expense	1,360.09	1,200.00	
7440	Meeting Costs	66.86	400.00	
	Miscellaneous	-	2,000.00	
7610	Legal	1,844.00	1,500.00	
7615	Accounting	190.00	200.00	
	TOTAL G & A EXPENSES	\$ 11,991.56	\$ 14,400.00	
	TOTAL EXPENSES	\$ 123,297.79	\$ 86,094.79	
	NET INCOME	\$ (26,180.09)	\$ 19,675.88	

2021 Balance Sheet Estimate

	<u>12/31/2020</u>	<u>Change</u>	<u>12/31/2021</u>
Estimated Operating Balance	\$ 4,719.87	\$4,675.88	\$ 9,395.75
Estimated Reserve	\$ 23,946.00	\$15,000.00	\$ 38,946.00