

Mesa Estates Homeowners Association

2022 ANNUAL BUDGET

Proposed Monthly Dues: \$80 Per Owner Per Month

108 Units		2021	2022
<u>Acct</u>		Actuals	Proposed
4000	INCOME		
4510	Association Dues	\$ 103,569.30	\$ 103,680.00
4490	Prepaid Income	(63.50)	-
4525	New Owner Capital Assessment	4,500.00	900.00
4790	Total Association Income	\$ 108,005.80	\$ 104,580.00
	OTHER INCOME		
5800	Late Fees	\$ 660.00	\$ 300.00
	TOTAL OTHER INCOME	\$ 660.00	\$ 300.00
5990	TOTAL INCOME	\$ 108,665.80	\$ 104,880.00
	EXPENSES		
	OPERATING EXPENSES		
6210	Repair and Maintenance	\$ -	\$ 1,000.00
6260	Landscape Maintenance (<i>Thompson's Landscape Maint</i>)	40,026.94	47,808.00
6261	Landscape Maintenance - Trees & Shrubs	5,168.84	6,000.00
6263	Irrigation System Maintenance	-	4,500.00
6265	Landscaping/Irrigation Repair	18,075.44	4,500.00
6270	Grounds	3,644.30	2,500.00
6275	Snow Removal	987.50	2,400.00
6295	Streets	-	300.00
6316	Security & Protection	-	-
6410	Electricity	2,186.16	2,733.00
	TOTAL OPERATING EXPENSES	\$ 70,089.18	\$ 71,741.00
	GENERAL & ADMINISTRATIVE (G&A) EXPENSES		
6300	HOA Management	\$ 8,100.00	\$ 8,100.00
6320	Insurance (American Family)	1,377.00	1,460.00
7420	Office Expense	516.24	600.00
7430	Bank Charges	5.00	50.00
7440	Meeting Costs	-	150.00
7610	Legal	39.00	1,000.00
7615	Accounting	190.00	200.00
7700	Miscellaneous	1,470.48	1,000.00
	TOTAL G & A EXPENSES	\$ 10,227.24	\$ 12,560.00
	TOTAL EXPENSES	\$ 80,316.42	\$ 84,301.00
	NET INCOME	\$ 28,349.38	\$ 20,579.00

2022 Balance Sheet Estimate

	12/31/2021	Change	12/31/2022
<i>Estimated Operating Balance</i>	\$ 15,602.25	\$2,579.00	\$ 18,181.25
<i>Estimated Reserve</i>	\$ 38,000.00	\$18,000.00	\$ 56,000.00