

# CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION, INC

PO BOX 271, Grand Junction, CO 81502

## 2021 Budget

Carried Forward Balance from 2020		\$18,549.67
Current General Account Balance		\$11,788.80
HOA Fines Owed to HOA from Violations+liens		\$0.00
HOA Fines Collected from Violations+liens		\$250.00
HOA Dues Collected (includes interest)		\$13,632.76
HOA Transfers/Refunds/Credits		\$120.00
HOA Dues Owed (plus interest accruing)		\$0.00
Chipeta Heights Continuous Improvement (CIP) Fund		\$400.00
<b>Total HOA Dues+Fines+Transfer Fees</b>		<b>\$14,002.76</b>

2021 Budget 01/01/2021		Year Ending 12/31/2021	
HOA Expenses:	Amount	Expenses Paid	Budget Remaining
Insurance	\$554.58	\$554.58	\$0.00
*Utilities	\$690.00	\$658.09	\$31.91
*Landscape Contract	\$9,770.00	\$7,972.50	\$1,797.50
*Landscape Other (two pumps, tree, move sprinkler box)	\$2,550.00	\$2,714.82	(\$164.82)
*Snow Removal 2" threshold	\$450.00	\$300.00	\$150.00
Taxes - Non-Profit	\$140.00	\$140.00	\$0.00
*Office Supplies + Misc Items	\$215.00	\$230.64	(\$15.64)
*Liens	\$52.00	\$39.00	\$13.00
USPS	\$118.00	\$118.00	\$0.00
*Legal Services	\$0.00	\$3,162.00	(\$3,162.00)
Website	\$114.00	\$114.00	\$0.00
Surveyor	\$355.00	\$355.00	\$0.00
Raffle 2021	\$200.00	\$200.00	\$0.00
<b>Total HOA Expenses</b>	<b>\$15,208.58</b>	<b>\$16,558.63</b>	<b>(\$1,350.05)</b>

HOA Reserve Fund (CD & Money Market)	Amount
Three Month CD (Auto renewal every 3 mos)	\$4,004.90
Money Market	\$2,003.27
Membership Account	\$25.00
<b>Total HOA Reserve Funds</b>	<b>\$6,033.17</b>
Reserve Study	\$14,044.65
<b>Difference of Reserve Funds &amp; Reserve Study</b>	<b>(\$8,011.48)</b>

<b>Budget (+/-)</b>		<b>(\$1,205.82)</b>
<b>Allocation Per Homeowner</b>	<b>51</b>	<b>(\$23.64)</b>
2021 HOA Dues	(\$260.00)	
2022 HOA Dues	(\$283.64)	

*Estimated Carried Forward Balance to 2022; minus CIP Funds (portion paid to reserve accounts)* \$796.39

\*Amount can vary