

CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION, INC
 PO BOX 1501, Grand Junction, CO 81502
 2026 Budget

HOA Fines Owed from Violations & liens		\$0.00
HOA Fines Collected from Violations & liens		\$0.00
HOA Dues Collected (includes interest)		\$14,470.00
HOA Transfers/Refunds/Credits		
HOA Dues Owed (plus interest accruing)		\$0.00
Total HOA Dues, Transfers, Fines & Intrest	Total of Annual Dues \$400.00x51= \$20,400.00	\$14,470.00

2026 Budget 01/01/2026		Year Ending 12/31/2026	
HOA Expenses:	Amount	Expenses Paid	Budget Remaining
Insurance (State Farm)	\$1,074.00	\$1,073.00	\$1.00
*Utilities	\$1,500.00	\$780.68	\$719.32
Landscape Contract X 4Years 2024-2027	\$5,220.00	\$5,220.00	\$0.00
*Landscape Other/ Fertilizer, Sprinkler Repairs/Upgrades, Dump Fees, Spring/Fall Clean-Up, etc.	\$3,000.00	\$2,238.55	\$761.45
*Tree Care - Trimming, Treating and Winter Watering	\$3,500.00	\$1,600.00	\$1,900.00
Snow Removal Contract 2" threshold X 4Years 2024-2027	\$0.00	\$0.00	\$0.00
Taxes - Non-Profit	\$150.00	\$0.00	\$150.00
*Office Supplies + Misc Items	\$250.00	\$250.00	\$0.00
*Liens	\$0.00	\$0.00	\$0.00
*USPS Paid yearly	\$170.00	\$170.00	\$0.00
*Future Legal Services	\$1,000.00	\$0.00	\$1,000.00
Website (\$70yr) Paid 2yrs. At a time	\$140.00	\$140.00	\$0.00
HOA Annual Meeting	\$200.00	\$0.00	\$200.00
Total HOA Expenses	\$16,204.00	\$11,472.23	\$4,731.77

HOA Reserve Fund (CD & Money Market)	Amount
Three Month CD (Auto renewal every 3 mos)	\$21,881.00
Checking (Bank of the San Juans)	\$11,662.45
Total HOA Funds	\$33,543.45
Reserve recommendation(consumer index)	\$23,446.50

Budget (+/-)		(\$1,734.00)
Allocation Per Homeowner	51	(\$34.00)
2023 dues	\$350.00	
2024 dues	\$350.00	
2025 dues	\$400.00	

Estimated Carried Forward Balance to 2024; minus CIP Funds (portion paid to reserve accounts)	\$15,000.00
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*Amount can vary