

Columbine Cottages 2018  
Budget  
July 1 to Dec 31, 2018

<b>Income</b>			HOA Dues still due:	
2017 Dues Collected	\$	600.00	\$	850.00
2018 Dues Collected	\$	700.00	\$	750.00
Pre-paid Dues		\$360.00	\$	-
<b>Total</b>	\$	1,660.00	\$	1,600.00
<b>Current Bank Balance after as of 10/11/18</b>	\$	<b>946.86</b>		

<b>Expenses October 1 to Dec 31</b>		
Insurance	\$	-
Landscaping/Winterization	\$	202.50
City of Grand Junction	\$	209.10
Xcel	\$	39.92
Taxes, DORA and SOS	\$	30.00
Management Fee	\$	195.00
<b>Total</b>	\$	676.52
	\$	270.34

<b>Paid Jan 1 to September 30, 2018</b>		
Insurance	\$	500.00
Landscaping/Winterization	\$	202.50
Taxes, DORA and SOS	\$	126.21
Utilities (Xcel/City of GJ)	\$	456.40
Management Fee	\$	455.00
Office Supplies	\$	36.49
	\$	1,776.60

Dues explanation: Page 12, Section 7.2	Current amount of dues
Lots 1-8 \$150.00	\$ 1,200.00
Lot 9 \$100.00	\$ 100.00
Lot 10 \$300.00	\$ 300.00
Gross Dues	\$ 1,600.00
minus prepaid dues	\$ 360.00
Projected income for 2019	\$ 1,240.00

<b>Expenses 2019</b>	
Insurance	\$ 500.00
Landscaping/Winterization	\$ 2,000.00
City of Grand Junction	\$ 700.00
Xcel	\$ 125.00
Taxes, DORA and SOS	\$ 150.00
Management Fee	\$ 780.00
	\$ 4,255.00

<b>Reserve planning - future costs</b>	
Private Roadway	TBD
Commons Area Landscaping	TBD
Irrigation System	TBD