

Columbine Cottages

Budget Item Definitions:

Insurance – provides E & O insurance for Board Officers and liability coverage for common areas

Landscaping/Irrigation –mow, weed and bushes/trees of common areas, includes expense to winterize common area and pump as well as start-up for these areas in the spring. Repairs to pump, main line, and common areas, pay for irrigation water shares.

Management Fee – pays property manager to provide services to HOA

Office Supplies – supplies need on behalf of HOA such as paper, envelopes, files, printing, etc

Postage – mailings on behalf of HOA when needed

Taxes and License – cost covers completing taxes annually, renewal of registrations with State and Dora

Utilities – Xcel Energy to run pump/sprinkler control box and street lights (if applicable)

**Proposed Budget
Columbine Cottages 2019
Dues \$330 per lot**

Income		HOA Dues still due:	
2017 Dues Collected	\$ 600.00	\$ 850.00	
2018 Dues Collected	\$ 700.00	\$ 750.00	
2019 Dues	\$3,300.00	\$ -	
Total	\$ 4,600.00	\$ 1,600.00	

Expenses 2019	
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
Total	\$ 345.00

Reserve planning - future costs

Private Roadway	TBD
Commons Area Landscaping	TBD
Irrigation System	TBD

Columbine Cottages 2019
Budget with Current Dues

		HOA Dues still due:	Dues explanation: Page 12, Section 7.2	Current amount of dues
Income				
2017 Dues Collected	\$	600.00	Lot 9 \$100.00	\$ 100.00
2018 Dues Collected	\$	700.00	Lot 10 \$300.00	\$ 300.00
		\$1,600.00	Gross Dues	\$ 1,600.00
		2,900.00	minus prepaid dues	\$ 360.00
Total	\$	\$	Projected income for 2019	\$ 1,240.00
Expenses 2019				
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		
Total	\$	(1,355.00)		

Reserve planning - future costs
Private Roadway TBD
Commons Area Landscaping TBD
Irrigation System TBD