

**GRAND VIEW HOA
BUDGET September, 2019**

	2019 Projected	2019 Actual	2019 Diff
INCOME:			
2019 Annual Assessment: 198 homes @ \$200	39,600	39,600	0
2019 Annual Reserve Account: 198 homes @ \$50	9,900	9,900	0
Misc Income		276	-276
TOTAL INCOME	49,500	49,776	-276
EXPENSES:			
MAINTENANCE:			
Common Area Maintenance	8,912	7,638	1,274
Common Area Repairs and Water System Maintenance	13,600	5,841	7,759
Silt Basin Cleaning	900	300	600
Snow Removal	1,400	2,000	-600
Entrance Maintenance	200	288	-88
Liability Insurance	1,700	1,658	42
TOTAL MAINTENANCE EXPENSES	26,712	17,725	8,987
Office:			
Administrative Assistant	1,800	1,350	450
Photocopying	300	16	284
Postage and delivery	300	203	97
Registration and Licensing	45	97	-52
Supplies	250	134	116
Meeting Expenses	175	0	175
Website	110	108	2
TOTAL OFFICE EXPENSES	2,980	1,908	1,072
UTILITIES:			
Electricity	8,600	4,980	3,620
Water	4,500	4,299	201
Trash	170	129	41
TOTAL UTILITIES EXPENSE	13,270	9,408	3,862
OTHER EXPENSES			
Contingency Fund (misc)	6,538	0	6,538
TOTAL OTHER EXPENSES	6,538	0	6,538
TOTAL EXPENSES	49,500	29,041	20,459
BANK BALANCES			
	12/31/18	9/30/19	
Operating	19,141	33,442	
Reserve	19,509	29,413	
TOTAL BANK BALANCE	38,650	62,855	0