

GRAND VIEW HOA
Budget vs Actual
08/31/22

	Budget 2022	Actual 6/30/2022	Difference
INCOME:			
2022 Annual Assessment: 198 homes @ \$230 (one payment received 11/21)	45,540	44,850	690.00
2022 Annual Reserve Account: 198 homes @ \$50 (One Payment received (11/21)	9,900	9,750	150.00
Misc Income		439	438.55
Rec'd 196 homes /Outstanding 2 with Liens			
TOTAL INCOME	55,440	55,039	401.45
EXPENSES:			
MAINTENANCE:			
Common Area Maintenance (Todd is adding \$25 month Fuel Surcharge)	9,179	5,466	3712.68
Common Area Repairs and Water System Maintenance	12,500	1,995	10505.00
Landscaping Maintenance	4,200	6,308	2107.50
Silt Basin Cleaning	600	920	320.00
Snow Removal	1,000	600	400.00
Entrance Maintenance	200	0	200.00
Liability Insurance	1,700	1,777	77.00
Trees		6,825	6825.00
Fence Painting		4,729	4729.00
TOTAL MAINTENANCE EXPENSES	29,379	28,620	759.18
Office:			
Administrative Assistant	2,400	1,720	680.00
Photocopying	150	133	17.00
Postage and delivery	200	124	76.00
Registration and Licensing	40	29	11.00
Supplies	250	308	58.00
Meeting Expenses	175	0	175.00
Website	99	71	28.00
Filing Fees		96	96.00
TOTAL OFFICE EXPENSES	3,314	2,481	833.00
UTILITIES:			
Electricity	8,000	5,143	2857.00
Water	4,500	4,555	55.00
Trash	156	105	51.00
TOTAL UTILITIES EXPENSE	12,656	9,803	2853.00
OTHER EXPENSES			
Contingency Fund (misc)	191	0	191.00
TOTAL OTHER EXPENSES	191	0	191.00
TOTAL EXPENSES	45,540	40,904	4636.18
All \$9,900 Transferred to Reserve Acct (when pd will stay in Operating)			
BANK BALANCES	12/31/21	8/31/22	
Operating	21,659	24,914	
Reserve	49,230	59,136	
TOTAL BANK BALANCE	70,889	84,050	