

GRAND VIEW HOA			
Budget vs Actual			
July 15, 2023			
	2023	2023	
	Budget	Actual	Difference
INCOME:			
2023 Annual Assessment: 198 homes @ \$230	45,540	45,310	230
2023 Annual Reserve Account: 198 homes @ \$50	9,900	9,850	50
Misc Income		33	33
TOTAL INCOME	55,440	55,193	247
EXPENSES:			
MAINTENANCE:			
Common Area Maintenance	9,730	4,928	4802
Common Area Repairs and Water System Maintenance	10,000	2,048	7952
Landscaping Maintenance	2,000		2000
Tree Removal & Replacement	4,000		4000
Silt Basin Cleaning	950		950
Snow Removal	1,000	1,000	0
Entrance Maintenance	200	283	83
Liability Insurance	1,800	1,853	53
TOTAL MAINTENANCE EXPENSES	29,680	10,112	19,568
Office:			
Administrative Assistant	2,712	1,582	1130
Legal Fees	1,000		1000
Photocopying	150	11	139
Postage and delivery	200	145	55
Registration and Licensing	40	16	24
Supplies	200	152	48
Meeting Expenses	175		175
Website	99	20	
TOTAL OFFICE EXPENSES	4,576	1,926	2,571
UTILITIES:			
Electricity	12,000	3,288	8712
Water	4,600	4,778	178
Trash	156	85	71
TOTAL UTILITIES EXPENSE	16,756	8,151	8,605
OTHER EXPENSES			
Contingency Fund (misc)	4,428	114	4314
TOTAL OTHER EXPENSES	4,428	114	4,314
TOTAL EXPENSES	55,440	20,303	35,058
BANK BALANCES			
	12/31/22	7/15/23	
Operating	15,702	38,195	
Reserve	59,142	69,047	
TOTAL BANK BALANCE	74,844	107,242	