

GRAND VIEW HOA			
Budget vs Actual			
Nov 30, 2023			
		11/30/2023	
	2023	2023	
<b>INCOME:</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
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		38	38
<b>TOTAL INCOME</b>	<b>55,440</b>	<b>55,198</b>	<b>242</b>
<b>EXPENSES:</b>			
<b>MAINTENANCE:</b>			
Common Area Maintenance	9,730	10,150	420
Common Area Repairs and Water System Maintenance	10,000	4,210	5790
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	284	84
Liability Insurance	1,800	1,853	53
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>29,680</b>	<b>17,497</b>	<b>12,183</b>
<b>Office:</b>			
Administrative Assistant	2,712	2,486	226
Legal Fees	1,000	0	1000
Photocopying	150	81	69
Postage and delivery	200	290	90
Registration and Licensing	40	56	16
Supplies	200	185	15
Meeting Expenses	175	120	55
Website	99	20	79
<b>TOTAL OFFICE EXPENSES</b>	<b>4,576</b>	<b>3,238</b>	<b>1,338</b>
<b>UTILITIES:</b>			
Electricity	12,000	8,390	3610
Water	4,600	4,778	178
Trash	156	142	14
<b>TOTAL UTILITIES EXPENSE</b>	<b>16,756</b>	<b>13,310</b>	<b>3,446</b>
<b>OTHER EXPENSES</b>			
Contingency Fund (misc)	4,428	114	4314
<b>TOTAL OTHER EXPENSES</b>	<b>4,428</b>	<b>114</b>	<b>4,314</b>
<b>TOTAL EXPENSES</b>	<b>55,440</b>	<b>34,159</b>	<b>21,281</b>
<b>BANK BALANCES</b>	<b>12/31/22</b>	<b>11/30/23</b>	
Operating	15,702	24,340	
Reserve	59,142	59,053	
<b>TOTAL BANK BALANCE</b>	<b>74,844</b>	<b>83,393</b>	