

GRAND VIEW HOA			
Budget vs Actual			
09/30/22			
	Budget	Actual	
	2022	9/30/2022	Difference
<b>INCOME:</b>			
2022 Annual Assessment: 198 homes @ \$230 1 pymt rec'd 11/21) for 2022	45,540	45,310	230.00
2022 Annual Reserve Account: 198 homes @ \$50 (1 Pymt rec'd (11/21) for 2022	9,900	9,850	50.00
Misc Income		324	324.00
<b>TOTAL INCOME</b>	<b>55,440</b>	<b>55,484</b>	<b>44.00</b>
<b>EXPENSES:</b>			
<b>MAINTENANCE:</b>			
Common Area Maintenance (adding \$25 month Fuel Surcharge)	9,179	8,207	972.00
Common Area Repairs and Water System Maintenance	12,500	2,810	9690.00
Landscaping Maintenance	4,200	6,307	2107.00
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
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>29,379</b>	<b>32,175</b>	<b>2796.00</b>
<b>Office:</b>			
Administrative Assistant	2,615	1,935	680.00
Photocopying	150	133	17.00
Postage and delivery	200	184	16.00
Registration and Licensing	40	39	1.00
Supplies	250	390	140.00
Meeting Expenses	175		175.00
Website	99	78	21.00
Filing Fees		107	107.00
<b>TOTAL OFFICE EXPENSES</b>	<b>3,529</b>	<b>2,866</b>	<b>663.00</b>
<b>UTILITIES:</b>			
Electricity	8,000	6,396	1604.00
Water	4,500	4,555	55.00
Trash	156	132	24.00
<b>TOTAL UTILITIES EXPENSE</b>	<b>12,656</b>	<b>11,083</b>	<b>1573.00</b>
<b>OTHER EXPENSES</b>			
Contingency Fund (misc)	191	0	191.00
<b>TOTAL OTHER EXPENSES</b>	<b>191</b>	<b>0</b>	<b>191.00</b>
<b>TOTAL EXPENSES</b>	<b>45,755</b>	<b>46,124</b>	<b>369.00</b>
<b>BANK BALANCES</b>			
	<b>12/31/21</b>	<b>9/30/22</b>	
Operating	21,659	21,953	
Reserve	49,230	59,138	
<b>TOTAL BANK BALANCE</b>	<b>70,889</b>	<b>81,091</b>	