

GRAND VIEW HOA			
Budget vs Actual			
Sept. 30, 2023			
	9/30/2023		
	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		35	35
TOTAL INCOME	55,440	55,195	245
EXPENSES:			
MAINTENANCE:			
Common Area Maintenance	9,730	7,110	2620
Common Area Repairs and Water System Maintenance	10,000	4,350	5650
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
TOTAL MAINTENANCE EXPENSES	29,680	14,597	15,083
Office:			
Administrative Assistant	2,712	2,034	678
Legal Fees	1,000	0	1000
Photocopying	150	11	139
Postage and delivery	200	145	55
Registration and Licensing	40	55	15
Supplies	200	94	106
Meeting Expenses	175		175
Website	99	20	79
TOTAL OFFICE EXPENSES	4,576	2,359	2,217
UTILITIES:			
Electricity	12,000	6,030	5970
Water	4,600	4,778	178
Trash	156	114	42
TOTAL UTILITIES EXPENSE	16,756	10,922	5,834
OTHER EXPENSES			
Contingency Fund (misc)	4,428	172	4256
TOTAL OTHER EXPENSES	4,428	172	4,256
TOTAL EXPENSES	55,440	28,050	27,390
BANK BALANCES			
	12/31/22	9/30/23	
Operating	15,702	30,448	
Reserve	59,142	69,050	
TOTAL BANK BALANCE	74,844	99,498	