

GRAND VIEW HOA
Comparison Budget
AS OF 10-15-24

INCOME:	2024 Budget	Actual As of 10/15/2024	Difference 10/15/24
2024 Annual Assessment: 198 homes @ \$250	49,500	49,500	0
2024 Annual Reserve Account: 198 homes @ \$50	9,900	9,900	0
Misc Income (Collection of last years lien and Int)		2,165	2,165
TOTAL INCOME	59,400	61,565	2,165
EXPENSES:			
MAINTENANCE:			
WD Yards Contract for Irrigation & Landscaping	27,194	20,395	6,799
Common Area Repairs & Water system repairs	6,000	3,282	2,718
Tree Removal & Replacement	4,000	2,445	1,555
Silt Basin Cleaning	1,000	900	100
Snow Removal	1,000	0	1,000
Entrance Maintenance	250	151	99
Liability Insurance	1,900	2,219	(319)
Fence Painting	0	747	(747)
TOTAL MAINTENANCE EXPENSES	41,344	30,139	11,205
Office:			
Administrative Assistant	2,880	2,386	494
Legal Fees	1,000	4,082	(3,082)
Photocopying	150	65	85
Postage and delivery	300	278	22
Registration and Licensing	60	82	(22)
Supplies	300	137	163
Meeting Expenses	175	100	75
Welcoming plants	150	0	150
Website	200	13	187
TOTAL OFFICE EXPENSES	5,215	7,143	(1,928)
UTILITIES:			
Electricity	9,000	8,239	761
Water	5,000	4,778	222
Trash	176	136	40
TOTAL UTILITIES EXPENSE	14,176	13,153	1,023
OTHER EXPENSES			
Contingency Fund (misc)			
TOTAL OTHER EXPENSES	0	0	0
TOTAL EXPENSES	60,735	50,435	10,300
BANK BALANCES			
As of 10/15/24			
Alpine Bank Checking	23,022		
Alpine Bank Savings	19,826		
Alpine CD (4.7% Interest) (Purchased 6/5/24)	60,933		
TOTAL BANK BALANCE	103,780		