

GRAND VIEW HOA  
PROPOSED BUDGET  
2026

|   | PROPOSED       |               |                |
|---|----------------|---------------|----------------|
|   | 2025           | 2026          |                |
|   | Budget         | Budget        | Inc/Dec        |
| <b>INCOME:</b>  |                |               |                |
| 2026 Annual Assessment: 198 homes @ \$250                   | 49,500         | 49,500        | 0              |
| 2026 Annual Reserve Account: 198 homes @ \$50               | 9,900          | 9,900         | 0              |
| Interest Earned on CD (2025: 2.47% / 2026: 3.17%)           | 2,735          | 3,000         | 265            |
| <b>TOTAL INCOME</b>   | <b>62,135</b>  | <b>62,400</b> | <b>265</b>     |
| <b>EXPENSES:</b>  |                |               |                |
| <b>MAINTENANCE:</b>   |                |               |                |
| WD Yards Contract for Irrigation & Landscaping (2316.16 mo) | 27,794         | 28,000        | 206            |
| WD Yards Irrigation Maintenance & Extras (75-80 hr)         | 6,000          | 6,000         | 0              |
| Tree Removal & Replacement                                  | 1,845          | 2,000         | 155            |
| Pond Dredging - Whole pond (Paid from Reserve)              | 13,125         | 0             | (13,125)       |
| Replace Discharge Pipe - Pump House (To Come from Reserve)  | 0              | 5,200         | 5,200          |
| Snow Removal  | 0              | 500           | 500            |
| Entrance Maintenance  | 1,195          | 1,200         | 5              |
| Liability Insurance   | 2,495          | 2,500         | 5              |
| Fence Painting  | 0              | 0             | 0              |
| <b>TOTAL MAINTENANCE EXPENSES</b>                           | <b>52,454</b>  | <b>45,400</b> | <b>(7,054)</b> |
| <b>Office:</b>  |                |               |                |
| Financial Manager (300 x 12)                                | 3,600          | 3,600         | 0              |
| Legal Fees  | 1,000          | 1,000         | 0              |
| Photocopying  | 150            | 150           | 0              |
| Postage and delivery  | 300            | 350           | 50             |
| Registration and Licensing                                  | 60             | 100           | 40             |
| Supplies  | 300            | 300           | 0              |
| Annual Meeting Expense                                      | 120            | 175           | 55             |
| Website   | 50             | 50            | 0              |
| <b>TOTAL OFFICE EXPENSES</b>                                | <b>5,580</b>   | <b>5,725</b>  | <b>145</b>     |
| <b>UTILITIES:</b>   |                |               |                |
| Electricity   | 9,779          | 10,000        | 221            |
| Water (approx 4800 + water overage 250)                     | 5,050          | 5,050         | 0              |
| Trash (17.00 mo)  | 198            | 200           | 2              |
| <b>TOTAL UTILITIES EXPENSE</b>                              | <b>15,027</b>  | <b>15,250</b> | <b>223</b>     |
| <b>OTHER EXPENSES</b>                                       |                |               |                |
| Contingency Fund (misc)                                     |                |               |                |
| <b>TOTAL OTHER EXPENSES</b>                                 | <b>0</b>       | <b>0</b>      | <b>0</b>       |
| <b>TOTAL EXPENSES</b>                                       | <b>73,061</b>  | <b>66,375</b> | <b>(6,686)</b> |
| <b>BANK BALANCES</b>  |                |               |                |
| <b>10/15/2025</b>   |                |               |                |
| Alpine Bank Checking  | 7,465          |               |                |
| Alpine Bank Savings Reserve                                 | 30,246         |               |                |
| Alpine CD (3.17% Effective 10/02/2025)                      | 63,004         |               |                |
| <b>TOTAL BANK BALANCE</b>                                   | <b>100,715</b> |               |                |