

	A	B	C	D
1	GRAND VIEW HOA			
2	PROPOSED BUDGET			
3	2026			
4			PROPOSED	
5		2025	2026	
6	INCOME:	Budget	Budget	Inc/Dec
7	2026 Annual Assessment: 198 homes @ \$275	49,500	54,450	(4,950)
8	2026 Annual Reserve Account: 198 homes @ \$50	9,900	9,900	0
9	Interest Earned on CD (2025: 2.47% / 2026: 3.17%)	2,735	3,000	265
10	TOTAL INCOME	62,135	67,350	(4,685)
11				
12	EXPENSES:			
13	MAINTENANCE:			
14	WD Yards Contract for Irrigation & Landscaping (\$2332.83/mo)	27,794	28,000	206
15	WD Yards Irrigation Maintenance & Extras (75-80 hr)	6,000	6,000	0
16	Tree Removal & Replacement	1,845	2,000	155
17	Pond Dredging - Whole pond (Paid from Reserve)	13,125	0	(13,125)
18	Replace Discharge Pipe - Pump House (To Come from Reserve)	0	5,200	5,200
19	Snow Removal	0	500	500
20	Entrance Maintenance	1,195	1,200	5
21	Liability Insurance	2,495	2,500	5
22	Fence Painting	0	0	0
23				
24	TOTAL MAINTENANCE EXPENSES	52,454	45,400	(7,054)
25	Office:			
26	Financial Manager (\$300/month)	3,600	3,600	0
27	Legal Fees	0	1,000	1,000
28	Photocopying	150	150	0
29	Postage and delivery	300	350	50
30	Registration and Licensing	60	100	40
31	Supplies	300	300	0
32	Annual Meeting Expense	120	175	55
33	Website	213	213	0
34				
35	TOTAL OFFICE EXPENSES	4,743	5,888	1,145
36	UTILITIES:			
37	Electricity	9,779	10,000	221
38	Water (approx. \$4530 + \$50/home fee)	5,050	14,430	9,380
39	Trash (\$19/month)	198	221	23
40				
41	TOTAL UTILITIES EXPENSE	15,027	24,651	9,624
42	OTHER EXPENSES			
43	Contingency Fund (misc)			
44	TOTAL OTHER EXPENSES	0	0	0
45				
46	TOTAL EXPENSES	72,224	75,939	3,715
47				
48				
49	BANK BALANCES			
50	7/22/2026			
51	Alpine Bank Checking	33,426		
52	Alpine Bank Money Market Reserve	10,353		
53	Alpine CD Reserve (3.17% Effective 10/02/2025)	64,496		
54	TOTAL BANK BALANCE	108,275		
55				