

GRANDVIEW VILLAS HOA
Revenues, Expenses and Changes in Funds Operating Budget
 January through December 2017

Operating Funds
Jan - Dec 17

Revenues		
Finance Charges Collected	\$ 40.00	interest charged 1% per month to past due HOA dues
HOA Transfer fee	\$ 500.00	\$100/unit sold
Homeowners Dues	\$ 66,240.00	\$345/quarter
Interest	\$ 72.00	interest earned on bank accounts
Late Fee	\$ 200.00	\$25 late fee charged to past due HOA dues
Total Revenues	<u>\$ 67,052.00</u>	
Expenses		
Alarm Monitoring	\$ 1,300.00	
Board Meeting Room Rental	\$ 170.00	
Bookkeeping Service	\$ 4,200.00	\$350/month
Building Upkeep		
Building Maintenance	\$ 4,000.00	
Handyman	\$ 5,000.00	
Inspections	\$ 3,000.00	Roof, crawl space, fire suppression
Total Building Upkeep	<u>\$ 12,000.00</u>	
Insurance		
Building	\$ 11,579.88	
Director & Officers Insurance	\$ 1,000.00	
Surety Bond	\$ 300.00	
Total Insurance	<u>\$ 12,879.88</u>	
Landscape Maintenance	\$ 2,500.00	
Lien Expense	\$ 100.00	
Postage and Delivery	\$ 130.00	
Professional Fees		
Accounting	\$ 320.00	tax returns
Legal Fees	\$ 2,000.00	
Total Professional Fees	<u>\$ 2,320.00</u>	
Snow Removal	\$ 5,500.00	
Supplies		
Office	\$ 480.00	
Total Supplies	<u>\$ 480.00</u>	
Utilities		
B1 U House Common # 557003301	\$ 780.00	
BB U Garage 1&2 E #557005801	\$ 720.00	
B2 Lighting Common #557006101	\$ 480.00	
BA U Garage 3 #557006001	\$ 540.00	
B3 U House Common Area #1002023	\$ 4,800.00	
BC U Garage 4 N #1002612	\$ 540.00	
Telephone		
627-3496	\$ 900.00	
627-8581	\$ 900.00	
970-627-8951	\$ 900.00	
Total Telephone	<u>\$ 2,700.00</u>	
Trash	\$ 2,400.00	
Total Utilities	<u>12,960.00</u>	
Total Expenses	<u>54,539.88</u>	
Net Surplus (Deficit)	<u>\$ 12,512.12</u>	

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Beginning Fund Balance (Actual 1/1/17)	\$	16,748.44
Outstanding 2016 invoices paying in 2017:		
Tom Bruton	\$	(67.99) Reimburse printer ink
Dawn Dobson	\$	(99.72) Board meeting room rental \$28 + \$71.72 dog bags
Canyon Glass & Gutters	\$	(1,796.98) Second payment on gutter work
Cintas	\$	(6,979.14) Fire Suppression inspection & work
Community Association Reserve	\$	(1,362.50) Balance due for reserve study
Lakeside Landscape	\$	(80.00) Fall clean up
Balance after payment of 2016 O/S invoices	\$	6,362.11
Net Surplus (Deficit)	\$	12,512.12
Funds Transfer to Reserve	\$	(18,000.00) Reserve balance at 1/1/17 \$60,600.29
Ending Fund Balance (12/31/17)	\$	<u>874.23</u>