



Grand View Villas Operating Budget
(Indicates Dues Increase to \$535.00/Qtr)

Operating Funds

Jan - Dec 17

Revenues

Finance Charges Collected	\$	-	interest charged 1% per month to past due HOA dues
HOA Transfer fee	\$	500.00	\$100/unit sold
Homeowners Dues	\$	84,240.00	\$345/Qtr (1/17-6/17); \$532.5/Qtr (7/17-12/17)
Interest	\$	72.00	interest earned on bank accounts
Late Fee	\$	200.00	\$25 late fee charged to past due HOA dues
Total Revenues	\$	85,012.00	

Expenses

Alarm Monitoring	\$	1,300.00	
Board Meeting Room Rental	\$	100.00	
Bookkeeping Service	\$	4,200.00	\$350/month
Building Upkeep			
Building Maintenance	\$	4,000.00	
Handyman	\$	-	
Inspections	\$	3,000.00	Roof, crawl space, fire suppression
Total Building Upkeep	\$	7,000.00	
Insurance			
Building	\$	11,579.88	
Director & Officers Insurance	\$	1,000.00	
Surety Bond	\$	300.00	
Total Insurance	\$	12,879.88	
Landscape Maintenance	\$	2,500.00	
Lien Expense	\$	100.00	
Postage and Delivery	\$	50.00	

Professional Fees		
Accounting	\$	320.00 tax returns
Legal Fees	\$	2,000.00
Total Professional Fees	\$	<u>2,320.00</u>
Snow Removal	\$	8,000.00
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	\$	<u>2,400.00</u>
Total Utilities		<u>12,960.00</u>
Total Expenses		<u>51,889.88</u>
Net Surplus (Deficit)	\$	33,122.12
