

**Grandview Ranch Homeowners Association
2017 Budget**

<u>Description</u>	<u>2016 Budget</u>	<u>Jan - Dec 2015</u> <u>Actuals</u>	<u>Aug '15 - July '16</u> <u>Actuals</u>	<u>2017 Budget</u>
Income				
Annual Assessment (64 lots @ \$286/ Year)	18,304	2,983	4,290	18,304
Late Fees	0	150	0	0
Declarant Contribution	0	5,500	6,623	0
Total Income	<u>18,304</u>	<u>8,633</u>	<u>10,913</u>	<u>18,304</u>
Expenses				
Storm Drainage Maintenance	4,000	1,000	0	4,000
Weed Abatement	3,500	6,623	6,623	3,500
General Repairs & Supplies	0	0	50	100
Reserve Contribution	2,000	0	0	2,000
Snow Removal	2,000	0	0	2,000
Director's and Officer's Liability	1,000	953	1,040	1,082
Association Liability Umbrella	500	434	486	500
Legal	750	770	770	750
Accounting (Tax Return Preparation)	350	280	280	280
Annual Meeting	250	0	0	250
Association Management	2,400	2,400	2,400	2,400
Out of Contract Support	0	0	105	120
Office Supplies & Postage	1,000	439	682	1,000
Licenses & Fees	25	86	86	322
Architectural Review Expenses	0	1,995	2,295	0
Contingency	529	0	0	0
Total Expenses	<u>18,304</u>	<u>14,980</u>	<u>14,817</u>	<u>18,304</u>
Net Income / Loss	<u>0</u>	<u>-6,348</u>	<u>-3,904</u>	<u>0</u>

*Fees Increase by State

August 10, 2016