

Granite Falls HOA 2023 Budget Proposal				
Proposed 2023 Budget *\$580/Lot		2022 Actuals		2022 Budget
Category	Total (\$)	Total (\$)	Total (\$)	
INCOME				
Homeowners Dues	\$ 60,320	\$ 48,959.06	\$ 46,800.00	
Miscellaneous Income	\$ 100	\$ -	\$ 100.00	
Subtotal - Income	\$ 60,420	\$ 48,959.06	\$ 46,900.00	
EXPENSES				
Irrigation				
Water Shares	\$ 11,550	\$ 11,325.00	\$ 11,275.00	
Utilities	\$ 4,000	\$ 3,621.83	\$ 3,270.00	
Maintenance	\$ 3,000	\$ 1,258.63	\$ 2,890.00	
Repairs	\$ 15,000	\$ 2,286.07	\$ 3,626.60	
Subtotal - Irrigation	\$ 33,550	\$ 18,491.53	\$ 21,061.60	
Common Area Maintenance				
Detention Pond	\$ 2,000	\$ 1,500.00	\$ 1,500.00	
South Camp	\$ 6,600	\$ 10,013.33	\$ 8,750.00	
South Swale	\$ 2,000	\$ 1,500.00	\$ 1,500.00	
7-Acre Open Space	\$ 2,000	\$ -	\$ -	
Improvements	\$ 4,000	\$ 85.00	\$ 4,000.00	
Subtotal - Common Area	\$ 16,600	\$ 13,098.33	\$ 15,750.00	
HOA Administration				
Insurance	\$ 6,000	\$ 8,153.07	\$ 6,000.00	
Professional Fees	\$ 3,000	\$ 1,559.50	\$ 1,200.00	
Computer and Internet	\$ 500	\$ 880.00		
Office Supplies	\$ 350	\$ 736.73	\$ 350.00	
Postage and Delivery	\$ 200	\$ 354.40	\$ 100.00	
Accounting	\$ 500	\$ 558.81		
Tax Preparation	\$ 300			
Bank Charges/Checks	\$ 350	\$ (79.53)		
Subtotal - HOA Administration	\$ 11,200	\$ 12,162.98	\$ 7,650.00	
Reserve Account	\$ 3,000		\$ 3,000.00	
Total Expenses	\$ 64,350	\$ 43,752.84	\$ 47,461.60	
Net Income	\$ (3,930)	\$ 5,206.22	\$ (561.60)	
2022 Carryover	\$ 7,400			
End of Year Net	\$ 3,470			