

Grace Park II COA

2024 Budget Approved

Approved Monthly Dues: \$150.00 Due June 1st

92 Units

Previous Dues/Month: \$140

INCOME

	2022	2023	2024
	Actual	Actual	Proposed
Dues	\$144,900.00	\$162,221.00	\$165,600.00
Fines & Penalties	\$103.27	\$125.00	
Interest Income	\$28.27	\$117.01	\$1,773.80 *
Total Income	\$145,031.54	\$162,463.01	\$167,373.80

EXPENSES

Maintenance/Repairs	\$9,794.24	\$24,929.93	\$14,500.00
Painting Decks	\$4,350.75	\$5,191.56	\$5,200.00
HVAC/Coolers	\$26,901.40	\$33,781.58	\$30,000.00
Landscaping Contract & On-site Maintenance Tech	\$32,400.00	\$32,696.00	\$32,700.00
Irrigation, Landscaping, Grounds Maintenance	\$1,800.47	\$3,573.55	\$4,000.00
Snow Removal	\$490.00		\$500.00
Pest Control	\$1,567.50	\$1,644.50	\$1,700.00
Irrigation Water	\$434.01	\$447.02	\$450.00
Management	\$9,210.64	\$9,936.00	\$11,040.00
Insurance	\$32,894.21	\$32,699.75	\$32,900.00
Electricity	\$686.23	\$765.02	\$775.00
Trash	\$11,645.40	\$11,930.60	\$11,950.00
Office/Mailing	\$946.07	\$1,624.92	\$1,650.00
Bank Charges	\$5.00		
Legal & State Registration	\$139.00	\$303.00	\$139.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$250.00

Capital Reserve	\$4,200.00	\$15,400.00	\$16,300.00
Total Expenses	\$137,654.92	\$175,113.43	\$164,054.00
NET INCOME	\$7,376.62	-\$12,650.42	\$3,319.80

Account Balance YTD, 2024:

*HOA is Moving to Timberline Bank with .04% interest on Reserves Accounts

Operating: \$64,893.54

Reserves: \$44,345.55

Cert. of Deposit: \$16,258.46

Total Cash Assets: \$125,497.55