

**Gros Ventre North Association
Yearly Income Statement**

Start: 07/01/2021 | End: 06/30/2022

Beginning Cash Balance		\$119,421.44			
Income		2021-2022		2022-2023	
Account	6/30/2022	Annual Budget	Variance	Proposed Budget	Notes
06310 - Homeowners Dues	\$219,000.00	\$222,000.00	(\$3,000.00)	\$244,200.00	+ Dues increase of \$200.00/lot = \$3,300.00/year/lot
06330 - GVW Trash Collection Sharing	\$16,385.58	\$11,500.00	\$4,885.58	\$16,295.00	
06360 - Variance Fee Income	\$0.00	\$0.00	\$0.00	\$0.00	
06380 - Owner Admin. Fees Income/Fines	\$500.00	\$0.00	\$500.00	\$0.00	
06410 - Deferred Construction Review Fee Income	\$7,855.00	\$4,500.00	\$3,355.00	\$8,625.00	
06415 - Deferred Damage Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	
06420 - Construction Review Fee Income	\$0.00	\$0.00	\$0.00	\$0.00	
- Damage Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	
06460 - HOA Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	
- Miscellaneous	\$585.00	\$0.00	\$585.00	\$0.00	
Total Income	\$244,325.58	\$238,000.00	\$6,325.58	\$269,120.00	
Expense					
Account	6/30/2022				
07010 - Office Expense	\$15,881.82	\$15,000.00	(\$881.82)	\$20,500.00	MPM increase to include Site Committee oversight
07020 - Professional Services - Legal/Accounting	\$11,247.94	\$5,000.00	(\$6,247.94)	\$5,000.00	CC&R Amendment/ONR consultation
07260 - Construction Review Fee Expenses	\$1,718.75	\$3,500.00	\$1,781.25	\$3,500.00	
07270 - Annual Party	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00	
07280 - Property & Liability, D&O Insurance	\$7,662.00	\$8,250.00	\$588.00	\$8,000.00	
07420 - Income Tax/Property Tax	\$125.41	\$400.00	\$274.59	\$400.00	
08910 - Power Costs	\$22,243.41	\$24,000.00	\$1,756.59	\$26,000.00	
08915 - Telephone	\$2,664.21	\$2,800.00	\$135.79	\$2,800.00	
08920 - Trash - Westbank	\$23,987.24	\$20,000.00	(\$3,987.24)	\$26,000.00	Increased trash removal fees
08930 - Trash - Cardboard Recycling	\$2,448.00	\$2,500.00	\$52.00	\$5,000.00	Added a second dumpster in June
08940 - Trash - Recycling	\$6,306.50	\$6,500.00	\$193.50	\$6,500.00	
09010 - Misc. Repairs/Trash Shed Clean	\$12,680.31	\$8,000.00	(\$4,680.31)	\$8,000.00	*
09020 - Entrance Equipment Maintenance	\$9,072.93	\$5,000.00	(\$4,072.93)	\$5,000.00	**
09025 - Landscaping	\$19,094.72	\$8,500.00	(\$10,594.72)	\$10,000.00	***
09030 - Water System	\$34,780.23	\$40,000.00	\$5,219.77	\$40,000.00	
09040 - Laboratory Analysis	\$5,600.00	\$1,200.00	(\$4,400.00)	\$1,200.00	
09050 - Snow Removal, Sanding	\$65,831.04	\$62,000.00	(\$3,831.04)	\$62,000.00	
09010 - Entrance Christmas Lights				\$6,500.00	2 trees - \$3900 or 4 trees \$6500
09175 - Contingency	\$31,406.65	\$21,930.00	(\$9,476.65)	\$24,720.00	****
Total Expense	\$272,751.16	\$242,580.00	(\$30,171.16)	\$269,120.00	
Net Income	-\$28,425.58				
Ending Cash Balance	\$90,995.86			\$90,995.86	

+ Lot 16 pmt rcvd in last FY (billing error) so this FY will be \$3,000 short; Lot 89 past due

* Garage door replacement - \$2,362.00
Ground electrical vault installation - \$2,253.79

** Keypad replacement - \$840.75
Control box heater replacement - \$957.58
Extra bollard parts - \$741.32
Replacement photocell - \$256.36
Bollard accident/waiting for claim funds

***Christmas Lights at entrance - \$907.38
Tree trimming at entrance - \$2921.00
Tree trimming along Blacktail -\$2023.00
Noxious weed spraying - \$2,100.00

****Wildfire Mitigation Plan - \$5,848.00
Install road delineator posts/reflectors - \$5,535.78
ONR App - \$999.00
Remove holiday lights at entrance - \$2,728.15

**Gros Ventre North Association
Yearly Reserve Income Statement**

Start: 07/01/2021 | End: 06/30/2022

Beginning Cash Balance	\$647,216.34				
Income	6/30/2022	2021-2022		2022-2023	
Account	Total	Annual Budget	Variance	Proposed Budget	Notes:
06320 - Sinking Fund Assessment	\$259,000.00	\$259,000.00	\$0.00	\$288,600.00	\$3,900.00
06910 - Interest Income - MMA	\$87.99	\$100.00	(\$12.01)	\$100.00	
Total Income	\$259,087.99	\$259,100.00	(\$12.01)	\$288,700.00	
Expense					
Account	Total		Variance		
Nelson Engineering	\$5,010.75	\$10,000.00	\$4,989.25	\$5,000.00	Roads
Rendezvous Engineering	\$0.00	\$10,000.00	\$10,000.00	\$5,000.00	Water - wildfire mitigation research
Water System Upgrades & Improvements	\$164,909.71	\$65,500.00	(\$99,409.71)	\$88,500.00	Westwood Curtis - PRV/Hydrants
Entrance Improvements	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00	Architectural costs/Legal fees
Road Maintenance - Patching/Guardrails	\$382,802.95	\$430,000.00	\$47,197.05	\$135,000.00	Asphalt Patching/shoulder work/crack sealing/stripping/guardrails
Easement Tree Removal/Trimming	\$0.00	\$0.00	\$0.00	\$18,000.00	
Upgrade Roadside Appearances, Signage	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	
Total Expense	\$552,723.41	\$545,500.00	(\$7,223.41)	\$286,500.00	
Net Income	(\$293,635.42)				
Ending Cash Balance - June 30, 2022	\$353,580.92			\$355,780.92	Estimated ending cash June 30, 2023