

CANYON GRANADA OWNERS ASSOCIATION
 BUDGET
 JULY 1, 2016 - JUNE 30, 2017

	2016-2017 BUDGET	2015-2016 BUDGET
INCOME:		
ASSOCIATION FEES (\$385/unit/mo)	\$277,200.00	\$273,600.00
STORAGE CLOSET RENT	\$960.00	\$960.00
TOTAL INCOME	\$278,160.00	\$274,560.00
LESS: RESERVE ALLOCATION (\$58.07/unit/mo)	\$41,810.00	\$41,810.00
NET OPERATING INCOME	\$236,350.00	\$232,750.00
EXPENSE:		
ADMINISTRATIVE:		
INSURANCE: EARTHQUAKE	\$19,000.00	\$20,000.00
INSURANCE: GENERAL	\$13,000.00	\$13,000.00
MANAGEMENT CONTRACT	\$9,600.00	\$9,600.00
OFFICE & ADMINISTRATIVE	\$4,000.00	\$3,600.00
PROFESSIONAL FEES: ACCOUNTING	\$5,800.00	\$6,600.00
PROFESSIONAL FEES: AUDIT	\$1,800.00	\$1,800.00
PROFESSIONAL FEES: RESERVE STDY	\$575.00	\$575.00
PROFESSIONAL FEES: LEGAL	\$3,500.00	\$2,000.00
TAXES & LICENSES	\$1,600.00	\$1,500.00
MISCELLANEOUS	\$1,000.00	\$1,000.00
TOTAL ADMINISTRATIVE	\$59,875.00	\$59,675.00
COMMON AREA MAINTENANCE:		
ENTERGATE PHONE	\$650.00	\$500.00
ENTERGATE REPAIRS	\$1,200.00	\$1,000.00
SECURITY SYSTEM	\$1,800.00	\$0.00
MAINTENANCE: GENERAL	\$5,500.00	\$5,500.00
ELECTRICAL REPAIRS	\$2,800.00	\$1,500.00
MAINTENANCE: PLUMBING	\$1,500.00	\$2,000.00
MAINTENANCE: PAINTING	\$850.00	\$1,000.00
PEST CONTROL	\$5,000.00	\$5,000.00
ROOF MAINTENANCE	\$1,000.00	\$1,000.00
TOTAL COMMON AREA MAINTENANCE	\$20,300.00	\$17,500.00
LANDSCAPE MAINTENANCE:		
LANDSCAPE CONTRACT	\$86,400.00	\$86,400.00
LANDSCAPE SERVICE/SUPPLIES	\$4,000.00	\$4,000.00
TOTAL LANDSCAPE MAINTENANCE	\$90,400.00	\$90,400.00
POOL AND SPA MAINTENANCE:		
POOL & SPA CONTRACT	\$8,700.00	\$8,700.00
POOL & SPA REPAIRS/EXTRAS	\$2,300.00	\$2,300.00
POOL AND SPA TOTAL	\$11,000.00	\$11,000.00
UTILITIES:		
ELECTRICITY	\$16,000.00	\$17,500.00
GAS	\$16,000.00	\$14,000.00
WASTE DISPOSAL	\$6,400.00	\$6,300.00
WATER	\$16,375.00	\$16,375.00
TOTAL UTILITIES	\$54,775.00	\$54,175.00
TOTAL EXPENSES	\$236,350.00	\$232,750.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00