

CANYON GRANADA OWNERS ASSOCIATION
 BUDGET
 JULY 1, 2018 - JUNE 30, 2019

	MONTHLY PER UNIT	2018-19 BUDGET	2017-18 BUDGET
INCOME:			
ASSOCIATION FEES	\$435.00	\$313,200.00	\$298,800.00
STORAGE CLOSET RENT	\$1.33	\$960.00	\$960.00
TOTAL INCOME	\$436.33	\$314,160.00	\$299,760.00
LESS: RESERVE ALLOCATION	\$88.07	\$63,410.00	\$52,610.00
NET OPERATING INCOME	\$348.26	\$250,750.00	\$247,150.00
EXPENSE:			
ADMINISTRATIVE:			
INSURANCE: EARTHQUAKE	\$22.92	\$16,500.00	\$18,000.00
INSURANCE: GENERAL	\$19.44	\$14,000.00	\$14,000.00
MANAGEMENT CONTRACT	\$13.33	\$9,600.00	\$9,600.00
OFFICE & ADMINISTRATIVE	\$5.00	\$3,600.00	\$4,500.00
PROFESSIONAL FEES: ACCOUNTING	\$7.92	\$5,700.00	\$6,000.00
PROFESSIONAL FEES: AUDIT	\$2.50	\$1,800.00	\$1,800.00
PROFESSIONAL FEES: RESERVE STDY	\$1.25	\$900.00	\$900.00
PROFESSIONAL FEES: LEGAL	\$6.94	\$5,000.00	\$5,950.00
TAXES & LICENSES	\$2.36	\$1,700.00	\$1,600.00
MISCELLANEOUS	\$1.39	\$1,000.00	\$1,000.00
TOTAL ADMINISTRATIVE	\$83.06	\$59,800.00	\$63,350.00
COMMON AREA MAINTENANCE:			
ENTERGATE PHONE	\$1.11	\$800.00	\$800.00
ENTERGATE REPAIRS	\$2.08	\$1,500.00	\$1,900.00
SECURITY SYSTEM	\$2.22	\$1,600.00	\$1,800.00
MAINTENANCE: GENERAL	\$12.50	\$9,000.00	\$7,500.00
ELECTRICAL REPAIRS	\$1.39	\$1,000.00	\$3,300.00
MAINTENANCE: PLUMBING	\$2.78	\$2,000.00	\$2,000.00
MAINTENANCE: PAINTING	\$1.39	\$1,000.00	\$1,000.00
PEST CONTROL	\$7.64	\$5,500.00	\$5,500.00
ROOF MAINTENANCE	\$1.39	\$1,000.00	\$1,000.00
TOTAL COMMON AREA MAINTENANCE	\$32.50	\$23,400.00	\$24,800.00
LANDSCAPE MAINTENANCE:			
LANDSCAPE CONTRACT	\$120.00	\$86,400.00	\$86,400.00
LANDSCAPE SERVICE/SUPPLIES	\$11.11	\$8,000.00	\$5,000.00
TOTAL LANDSCAPE MAINTENANCE	\$131.11	\$94,400.00	\$91,400.00
POOL AND SPA MAINTENANCE:			
POOL & SPA CONTRACT	\$12.08	\$8,700.00	\$8,700.00
POOL & SPA REPAIRS/EXTRAS	\$3.47	\$2,500.00	\$2,500.00
POOL AND SPA TOTAL	\$15.56	\$11,200.00	\$11,200.00
UTILITIES:			
ELECTRICITY	\$21.53	\$15,500.00	\$15,000.00
GAS	\$23.61	\$17,000.00	\$17,000.00
WASTE DISPOSAL	\$9.58	\$6,900.00	\$6,900.00
WATER	\$31.32	\$22,550.00	\$17,500.00
TOTAL UTILITIES	\$86.04	\$61,950.00	\$56,400.00
TOTAL EXPENSES	\$348.26	\$250,750.00	\$247,150.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00