

CANYON GRANADA OWNERS ASSOCIATION
 BUDGET
 JULY 1, 2019 - JUNE 30, 2020

	MONTHLY PER UNIT	2019-20 BUDGET	2018-19 BUDGET
INCOME:			
ASSOCIATION FEES	\$450.00	\$324,000.00	\$313,200.00
OTHER INCOME	\$1.04	\$750.00	\$0.00
STORAGE CLOSET RENT	\$1.33	\$960.00	\$960.00
TOTAL INCOME	\$452.38	\$325,710.00	\$314,160.00
LESS: RESERVE ALLOCATION	\$93.33	\$67,200.00	\$63,410.00
NET OPERATING INCOME	\$359.04	\$258,510.00	\$250,750.00
EXPENSE:			
ADMINISTRATIVE:			
INSURANCE: EARTHQUAKE	\$23.78	\$17,120.00	\$16,500.00
INSURANCE: GENERAL	\$19.44	\$14,000.00	\$14,000.00
MANAGEMENT CONTRACT	\$13.33	\$9,600.00	\$9,600.00
OFFICE & ADMINISTRATIVE	\$4.17	\$3,000.00	\$3,600.00
PROFESSIONAL FEES: ACCOUNTING	\$7.92	\$5,700.00	\$5,700.00
PROFESSIONAL FEES: AUDIT	\$2.57	\$1,850.00	\$1,800.00
PROFESSIONAL FEES: RESERVE STDY	\$0.80	\$575.00	\$900.00
PROFESSIONAL FEES: LEGAL	\$4.17	\$3,000.00	\$5,000.00
TAXES & LICENSES	\$2.36	\$1,700.00	\$1,700.00
MISCELLANEOUS	\$1.39	\$1,000.00	\$1,000.00
TOTAL ADMINISTRATIVE	\$79.92	\$57,545.00	\$59,800.00
COMMON AREA MAINTENANCE:			
ENTERGATE PHONE	\$1.04	\$750.00	\$800.00
ENTERGATE REPAIRS	\$2.08	\$1,500.00	\$1,500.00
SECURITY SYSTEM	\$2.36	\$1,700.00	\$1,600.00
MAINTENANCE: GENERAL	\$15.28	\$11,000.00	\$9,000.00
ELECTRICAL REPAIRS	\$5.56	\$4,000.00	\$1,000.00
MAINTENANCE: PLUMBING	\$1.39	\$1,000.00	\$2,000.00
MAINTENANCE: PAINTING	\$1.39	\$1,000.00	\$1,000.00
PEST CONTROL	\$5.83	\$4,200.00	\$5,500.00
ROOF MAINTENANCE	\$2.78	\$2,000.00	\$1,000.00
TOTAL COMMON AREA MAINTENANCE	\$37.71	\$27,150.00	\$23,400.00
LANDSCAPE MAINTENANCE:			
LANDSCAPE CONTRACT	\$120.00	\$86,400.00	\$86,400.00
LANDSCAPE SERVICE/SUPPLIES	\$16.67	\$12,000.00	\$8,000.00
TOTAL LANDSCAPE MAINTENANCE	\$136.67	\$98,400.00	\$94,400.00
POOL AND SPA MAINTENANCE:			
POOL & SPA CONTRACT	\$13.17	\$9,480.00	\$8,700.00
POOL & SPA REPAIRS/EXTRAS	\$2.50	\$1,800.00	\$2,500.00
POOL AND SPA TOTAL	\$15.67	\$11,280.00	\$11,200.00
UTILITIES:			
ELECTRICITY	\$19.44	\$14,000.00	\$15,500.00
GAS	\$27.78	\$20,000.00	\$17,000.00
WASTE DISPOSAL	\$9.44	\$6,800.00	\$6,900.00
WATER	\$32.41	\$23,335.00	\$22,550.00
TOTAL UTILITIES	\$89.08	\$64,135.00	\$61,950.00
TOTAL EXPENSES	\$359.04	\$258,510.00	\$250,750.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00