

CANYON GRANADA OWNERS ASSOCIATION
 BUDGET
 JULY 1, 2020 - JUNE 30, 2021
 PROPOSED

	MONTHLY PER UNIT	2020-21 BUDGET	2019-20 BUDGET
INCOME:			
ASSOCIATION FEES	\$450.00	\$324,000.00	\$324,000.00
OTHER INCOME	\$1.74	\$1,250.00	\$750.00
STORAGE CLOSET RENT	\$1.33	\$960.00	\$960.00
TOTAL INCOME	\$453.07	\$326,210.00	\$325,710.00
LESS: RESERVE ALLOCATION	\$93.33	\$67,200.00	\$67,200.00
NET OPERATING INCOME	\$359.74	\$259,010.00	\$258,510.00
EXPENSE:			
ADMINISTRATIVE:			
INSURANCE: EARTHQUAKE	\$26.81	\$19,300.00	\$17,120.00
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	\$3,000.00
PROFESSIONAL FEES: ACCOUNTING	\$7.74	\$5,570.00	\$5,700.00
PROFESSIONAL FEES: AUDIT	\$2.57	\$1,850.00	\$1,850.00
PROFESSIONAL FEES: RESERVE STDY	\$1.60	\$1,150.00	\$575.00
PROFESSIONAL FEES: LEGAL	\$1.39	\$1,000.00	\$3,000.00
TAXES & LICENSES	\$2.36	\$1,700.00	\$1,700.00
MISCELLANEOUS	\$1.39	\$1,000.00	\$1,000.00
TOTAL ADMINISTRATIVE	\$80.79	\$58,170.00	\$57,545.00
COMMON AREA MAINTENANCE:			
ENTERGATE PHONE	\$1.04	\$750.00	\$750.00
ENTERGATE REPAIRS	\$2.08	\$1,500.00	\$1,500.00
SECURITY SYSTEM	\$2.50	\$1,800.00	\$1,700.00
MAINTENANCE: GENERAL	\$15.28	\$11,000.00	\$11,000.00
ELECTRICAL REPAIRS	\$9.72	\$7,000.00	\$4,000.00
MAINTENANCE: PLUMBING	\$0.83	\$600.00	\$1,000.00
MAINTENANCE: PAINTING	\$0.83	\$600.00	\$1,000.00
PEST CONTROL	\$5.97	\$4,300.00	\$4,200.00
ROOF MAINTENANCE	\$1.39	\$1,000.00	\$2,000.00
TOTAL COMMON AREA MAINTENANCE	\$39.65	\$28,550.00	\$27,150.00
LANDSCAPE MAINTENANCE:			
LANDSCAPE CONTRACT	\$120.00	\$86,400.00	\$86,400.00
LANDSCAPE SERVICE/SUPPLIES	\$13.89	\$10,000.00	\$12,000.00
TOTAL LANDSCAPE MAINTENANCE	\$133.89	\$96,400.00	\$98,400.00
POOL AND SPA MAINTENANCE:			
POOL & SPA CONTRACT	\$13.17	\$9,480.00	\$9,480.00
POOL & SPA REPAIRS/EXTRAS	\$4.17	\$3,000.00	\$1,800.00
POOL AND SPA TOTAL	\$17.33	\$12,480.00	\$11,280.00
UTILITIES:			
ELECTRICITY	\$19.44	\$14,000.00	\$14,000.00
GAS	\$25.00	\$18,000.00	\$20,000.00
WASTE DISPOSAL	\$9.81	\$7,060.00	\$6,800.00
WATER	\$33.82	\$24,350.00	\$23,335.00
TOTAL UTILITIES	\$88.07	\$63,410.00	\$64,135.00
TOTAL EXPENSES	\$359.74	\$259,010.00	\$258,510.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00