

CANYON GRANADA OWNERS ASSOCIATION
 BUDGET
 JULY 1, 2022 - JUNE 30, 2023
proposed

	MONTHLY PER UNIT	2022-23 BUDGET	2021-22 BUDGET
INCOME:			
ASSOCIATION FEES	\$520.00	\$374,400.00	\$334,800.00
OTHER INCOME	\$1.74	\$1,250.00	\$1,250.00
STORAGE CLOSET RENT	\$1.33	\$960.00	\$960.00
TOTAL INCOME	\$523.07	\$376,610.00	\$337,010.00
LESS: RESERVE ALLOCATION	\$98.33	\$70,800.00	\$70,800.00
LESS: RESERVE REIMBURSEMENT	\$19.44	\$14,000.00	\$0.00
NET OPERATING INCOME	\$405.29	\$291,810.00	\$266,210.00
EXPENSE:			
ADMINISTRATIVE:			
INSURANCE: EARTHQUAKE	\$32.71	\$23,550.00	\$20,920.00
INSURANCE: GENERAL	\$22.22	\$16,000.00	\$14,630.00
MANAGEMENT CONTRACT	\$15.00	\$10,800.00	\$10,200.00
OFFICE & ADMINISTRATIVE	\$3.61	\$2,600.00	\$3,000.00
PROFESSIONAL FEES: ACCOUNTING	\$7.85	\$5,650.00	\$5,470.00
PROFESSIONAL FEES: ELECTION	\$0.81	\$586.00	\$510.00
PROFESSIONAL FEES: AUDIT	\$2.64	\$1,900.00	\$1,900.00
PROFESSIONAL FEES: RESERVE STDY	\$0.80	\$575.00	\$575.00
PROFESSIONAL FEES: LEGAL	\$15.52	\$11,174.00	\$6,000.00
TAXES & LICENSES	\$2.36	\$1,700.00	\$1,700.00
MISCELLANEOUS	\$0.00	\$0.00	\$510.00
TOTAL ADMINISTRATIVE	\$103.52	\$74,535.00	\$65,415.00
COMMON AREA MAINTENANCE:			
ENTERGATE PHONE	\$1.08	\$775.00	\$765.00
ENTERGATE REPAIRS	\$1.04	\$750.00	\$1,500.00
SECURITY SYSTEM	\$2.50	\$1,800.00	\$1,800.00
MAINTENANCE: GENERAL	\$5.56	\$4,000.00	\$9,000.00
ELECTRICAL REPAIRS	\$8.33	\$6,000.00	\$5,000.00
MAINTENANCE: PLUMBING	\$0.83	\$600.00	\$600.00
MAINTENANCE: PAINTING	\$0.35	\$250.00	\$250.00
PEST CONTROL	\$5.97	\$4,300.00	\$4,300.00
ROOF MAINTENANCE	\$1.39	\$1,000.00	\$1,000.00
TOTAL COMMON AREA MAINTENANCE	\$27.05	\$19,475.00	\$24,215.00
LANDSCAPE MAINTENANCE:			
LANDSCAPE CONTRACT	\$125.00	\$90,000.00	\$86,400.00
LANDSCAPE SERVICE/SUPPLIES	\$15.28	\$11,000.00	\$6,000.00
TOTAL LANDSCAPE MAINTENANCE	\$140.28	\$101,000.00	\$92,400.00
POOL AND SPA MAINTENANCE:			
POOL & SPA CONTRACT	\$14.17	\$10,200.00	\$9,720.00
POOL & SPA REPAIRS/EXTRAS	\$4.17	\$3,000.00	\$1,760.00
POOL AND SPA TOTAL	\$18.33	\$13,200.00	\$11,480.00
UTILITIES:			
ELECTRICITY	\$33.33	\$24,000.00	\$16,500.00
GAS	\$33.33	\$24,000.00	\$20,900.00
WASTE DISPOSAL	\$13.33	\$9,600.00	\$7,300.00
WATER	\$36.11	\$26,000.00	\$28,000.00
TOTAL UTILITIES	\$116.11	\$83,600.00	\$72,700.00
TOTAL EXPENSES	\$405.29	\$291,810.00	\$266,210.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00