CANYON MEADOW OPERATING BUDGET 2021

	2021 Budget at $180 per month	Monthly Cost	Cost/unit/mo/162 units
DUES INCOME			
Monthly Dues	$ 349,920.00	$ 29,160.00	$ 180.00
OTHER INCOME			
Key Deposit	$ 100.00		
Reinvestment Fees (Estimated)	$ 2,500.00		
TOTAL OTHER INCOME	$ 2,600.00		
TOTAL INCOME	$ 352,520.00		
EXPENSES			
DIRECT EXPENSES			
Clubhouse Cleaning	$ 3,600.00	$ 300.00	$ 1.85
Supplies - Cleaning	$ 500.00	$ 41.67	$ 0.26
Pool Maintenance	$ 3,800.00	$ 316.67	$ 1.95
Pool Supplies	$ 6,500.00	$ 541.67	$ 3.34
Fitness Equipment Maintenance	$ 1,500.00	$ 125.00	$ 0.77
Clubhouse HVAC Maint	$ 600.00	$ 50.00	$ 0.31
Gardening	$ 21,600.00	$ 1,800.00	$ 11.11
Landscape Upgrades	$ 4,000.00	$ 333.33	$ 2.06
Pest Control	$ 1,600.00	$ 133.33	$ 0.82
Snow Removal	$ 13,000.00	$ 1,083.33	$ 6.69
General Maintenance	$ 4,000.00	$ 333.33	$ 2.06
Lighting Replacement / Upgrade	$ 500.00	$ 41.67	$ 0.26
Fire Sprinkler Testing / Repairs	$ 2,500.00	$ 208.33	$ 1.29
Fire System Monitoring	$ 500.00	$ 41.67	$ 0.26
Security / Fire System Monitoring	$ 1,200.00	$ 100.00	$ 0.62
TOTAL DIRECT EXPENSES	$ 65,400.00	$ 5,350.00	$ 33.02
UTILITIES			
Insurance (W/O EQ and $10,000 Ded)	$ 28,500.00	$ 2,375.00	$ 14.66
Electricity	$ 19,000.00	$ 1,583.33	$ 9.77
Gas	$ 2,900.00	$ 241.67	$ 1.49
Water & Sewer	$ 91,000.00	$ 7,583.33	$ 46.81
Trash Disposal	$ 35,880.00	$ 2,990.00	$ 18.46
Internet (Free Google Connection)	$ -	$ -	$ -
TOTAL UTILITY EXPENSES	$ 177,280.00	$ 14,773.33	$ 91.19
GENERAL & ADMINISTRATIVE			
Management	$ 19,440.00	$ 1,620.00	$ 10.00
Corporation Renewal	$ 100.00	$ 8.33	$ 0.05
Bank charges	$ 50.00	$ 4.17	$ 0.03
Legal	$ 200.00	$ 16.67	$ 0.10
Tax Prep / Filing	$ 300.00	$ 25.00	$ 0.15
Federal / State Taxes	$ 1,500.00	$ 125.00	$ 0.77
Mailing / Postage / Billings	$ 200.00	$ 16.67	$ 0.10
Meeting / Copy Supplies	$ -	$ -	$ -
Miscellaneous Expense	$ 300.00	$ 25.00	$ 0.15
Reserve Savings	$ 87,750.00	$ 7,312.50	$ 45.14
TOTAL G & A EXPENSE	$ 109,840.00	$ 9,153.33	$ 56.50
TOTAL EXPENSES	$ 352,520.00	$ 29,376.67	
Surplus	**$ -**	**$ -**	**$ -**