

Canyon Brook 2022 Operating Budget

INCOME	2022 Budget	Cost Per Month	Cost / Month / Unit	
Dues from Non-Elevator Building	\$ 114,240.00	\$ 9,520.00	\$ 170.00	
Elevator Building Fees	\$ 19,008.00	\$ 1,584.00	\$ 198.00	
Parking Income	\$ 200.00	\$ 16.67		
Late Fee Income	\$ 200.00	\$ 16.67		
Transfer fee Income*	\$ 300.00	\$ 25.00		* Estimated 1 Sale
TOTAL INCOME	\$ 133,948.00	\$ 11,162.33		
EXPENSES				
<u>Maint</u>				
Maintenance - General Building	\$ 2,100.00	\$ 175.00	\$ 2.73	
Building Improvements / Roof Wor	\$ 1,500.00	\$ 125.00	\$ 1.95	
Lighting Maintenance	\$ 600.00	\$ 50.00	\$ 0.78	
Elevator Maint / Monitoring	\$ 2,000.00	\$ 166.67	\$ 28.00	
Mowing and Trimming	\$ 10,503.00	\$ 875.25	\$ 13.68	
Landscape Upgrades	\$ 2,000.00	\$ 166.67	\$ 2.60	
Tree Work	\$ 1,000.00	\$ 83.33	\$ 1.30	
Snow Removal	\$ 5,000.00	\$ 416.67	\$ 6.51	
Janitorial Supplies	\$ 300.00	\$ 25.00	\$ 0.39	
Janitorial	\$ 2,000.00	\$ 166.67	\$ 2.60	
<u>Capital Improvements</u>				
Site Improvement Projects	\$ 1,000.00	\$ 83.33	\$ 1.30	
<u>Operating</u>				
Hazard & Liability Insurance	\$ 11,854.00	\$ 987.83	\$ 15.43	
Electricity	\$ 7,000.00	\$ 583.33	\$ 9.11	
Water/Sewer	\$ 31,500.00	\$ 2,625.00	\$ 41.02	
Trash	\$ 5,200.00	\$ 433.33	\$ 6.77	
Pest Control	\$ 900.00	\$ 75.00	\$ 1.17	
Elevator Phone Lines	\$ 950.00	\$ 79.17	\$ 1.24	
Fire Extinguisher Service / Testing	\$ 250.00	\$ 20.83	\$ 0.33	
<u>Admin</u>				
Management	\$ 6,192.00	\$ 576.00	\$ 9.00	
Corporation Annual Renewal	\$ 100.00	\$ 8.33	\$ 0.13	
Legal Fees / Tax Prep	\$ 600.00	\$ 50.00	\$ 0.78	
Miscellaneous / Meeting	\$ 100.00	\$ 8.33	\$ 0.13	
Newsletters	\$ 100.00	\$ 8.33	\$ 0.13	
Reserve Savings	\$ 32,000.00	\$ 2,666.67	\$ 41.67	
Total Income	\$ 133,948.00	\$ 11,162.33		
Total Expenses	\$ 124,749.00	\$ 10,455.75		
Estimated Surplus	\$ 9,199.00	\$ 766.58	\$ 11.98	

Recommended Monthly Savings per Reserve Study	\$ 4,050.00
Minimum Reserve Funding for FHA / Fannie Mae 10%	\$ 1,160.00

2022 budget July 1 2022- June 30 2023