

GRANITE HEIGHTS 2023 BUDGET

Operating Revenue

	2022	2023	
<u>Revenue</u>			
Total Homes	96	96	
Monthly Assessments	285,696.61	316,800.41	Variance 31,103.80
Total Revenue	<u>285,696.61</u>	<u>316,800.41</u>	<u>31,103.80</u>
<u>Expenditures</u>			
Grounds Maintenance	33,700.00	37,000.00	3,300.00
Bark Mulch	8,000.00	8,000.00	0.00
Fertilization	5,500.00	5,500.00	0.00
Common Area Enhancements	1,327.00	2,210.00	883.00
Snow removal	38,000.00	42,000.00	4,000.00
Insurance	25,856.00	25,856.00	0.00
Management Fees	23,040.00	23,040.00	0.00
Waste removal	19,300.00	22,500.00	3,200.00
Road user fee	21,447.00	24,184.00	2,737.00
Building Repairs	8,020.00	8,020.00	0.00
Sewer Pump Expenses	7,525.00	7,525.00	0.00
Post Office	1,500.00	1,500.00	0.00
Pump Station Maint	5,226.00	5,226.00	0.00
Hydrant Rental	4,180.00	4,180.00	0.00
Irrigation System	1,500.00	2,250.00	750.00
Legal Fees	1,000.00	12,028.00	11,028.00
Pest Control	675.00	1,750.00	1,075.00
Supplies	750.00	1,200.00	450.00
Taxes	150.00	150.00	0.00
Other Expense	197.00	197.00	0.00
Total Operating Expenses	<u>206,893.00</u>	<u>234,316.00</u>	<u>27,423.00</u>

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Reserve Revenue

Siding	13,714.29	13,714.29	(0.00)
Irrigation	1,900.00	1,900.00	0.00
Decks	11,159.04	11,159.04	0.00
Roofing	20,800.00	20,800.00	0.00
Paving	18,416.00	20,176.80	1,760.80
Painting	7,680.00	9,600.00	1,920.00
Sewer Pumps	3,214.29	3,214.29	(0.00)
Buildings	1,920.00	1,920.00	0.00

<u>Transfer to Reserves</u>	78,803.62	82,484.41	3,680.79
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<u>Total Operation & Reserve Revenue</u>	285,696.62	316,800.41	31,103.79
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Monthly Assessment	248.00	275.00	
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GRANITE HEIGHTS RESERVE REQUIREMENTS - 2023

<u>Capital Item</u>	<u>Future Value</u>	<u>Reserve</u> Balance 12/21	<u>Income</u> 2022	<u>Expense</u> 2022	<u>Total</u> <u>Reserves</u>
Siding	470,000.00	187,816.90	13,714.29		201,531.19
Irrigation	38,000.00	19,395.00	1,900.00	6,285.57	15,009.43
Deck Staining	32,900.00	14,720.46	2,880.00	0.00	17,600.46
Deck Replacements	202,664.00	30,879.54	8,279.04	647.82	38,510.76
Roofing	611,000.00	149,156.14	20,800.00	0.00	169,956.14
Road Paving	180,000.00	144,825.25	7,200.00	13,950.00	138,075.25
Parking Paving	122,000.00	12,950.30	4,880.00	0.00	17,830.30
Pod Road	158,400.00	42,630.40	6,336.00	0.00	48,966.40
Painting	37,600.00	26,636.20	7,680.00	29,500.00	4,816.20
Sewer Pumps	22,500.00	9,523.18	3,214.29	0.00	12,737.47
Buildings & Utilities	47,000.00	31,509.45	1,920.00	22,250.00	11,179.45
Other	0.00	0.00	0.00		0.00
TOTALS	1,922,064.00	670,042.82	78,803.61	72,633.39	676,213.04

<u>ITEM</u>	<u>UNITS</u>	<u>COST PER</u>	<u>TOTAL COST</u>	<u>LIFE</u>	<u>ANNUAL</u>
Vinyl siding	96	5,000	480,000	35	13,714.29
Irrigation	2	19,000	38,000	20	1,900.00
Deck Staining	96	150	14,400	5	2,880.00
Deck Replacement	96	2,156	206,976	25	8,279.04
Roofing	96	6,500	624,000	30	20,800.00
Pave Main Roads sf.	120,000	1.8	210,000	25	8,400.00
Pave Parking sf.	61,000	2.1	128,100	25	5,124.00
Pod Road sf.	79,200	2.1	166,320	25	6,652.80
Painting/Wash Buildings	96	400	38,400	4	9,600.00
Sewer Pumps	3	7500	22,500	7	3,214.29
Buildings & Utilities	96	500	48,000	25	1,920.00

Totals \$ 1,976,696 \$ 82,484