

CANYON GRANADA OWNERS ASSOCIATION

JULY 1, 2014 - JUNE 30, 2015

	2014-2015 BUDGET	2013-2014 BUDGET
INCOME:		
ASSOCIATION FEES (\$340/unit/mo)	\$244,800.00	\$244,800.00
STORAGE CLOSET RENT	\$720.00	\$720.00
TOTAL INCOME	\$245,520.00	\$245,520.00
LESS: RESERVE ALLOCATION (\$58.07/unit/mo)	\$41,810.00	\$41,810.00
NET OPERATING INCOME	\$203,710.00	\$203,710.00
EXPENSE:		
ADMINISTRATIVE:		
INSURANCE: EARTHQUAKE	\$20,000.00	\$16,500.00
INSURANCE: GENERAL	\$13,000.00	\$13,500.00
MANAGEMENT CONTRACT	\$9,600.00	\$9,600.00
OFFICE & ADMINISTRATIVE	\$3,600.00	\$3,600.00
PROFESSIONAL FEES: ACCOUNTING	\$7,000.00	\$7,000.00
PROFESSIONAL FEES: AUDIT	\$1,800.00	\$1,800.00
PROFESSIONAL FEES: RESERVE STDY	\$575.00	\$575.00
PROFESSIONAL FEES: LEGAL	\$2,000.00	\$3,000.00
TAXES & LICENSES	\$1,500.00	\$1,500.00
MISCELLANEOUS	\$1,000.00	\$2,000.00
TOTAL ADMINISTRATIVE	\$60,075.00	\$59,075.00
COMMON AREA MAINTENANCE:		
ENTERGATE PHONE	\$500.00	\$500.00
ENTERGATE REPAIRS	\$1,500.00	\$1,500.00
MAINTENANCE: GENERAL	\$5,500.00	\$4,000.00
ELECTRICAL REPAIRS	\$2,000.00	\$2,000.00
MAINTENANCE: PLUMBING	\$2,000.00	\$2,000.00
MAINTENANCE: PAINTING	\$1,500.00	\$1,500.00
PEST CONTROL	\$4,500.00	\$4,500.00
ROOF MAINTENANCE	\$1,500.00	\$3,500.00
TOTAL COMMON AREA MAINTENANCE	\$19,000.00	\$19,500.00
LANDSCAPE MAINTENANCE:		
LANDSCAPE CONTRACT	\$54,960.00	\$54,960.00
LANDSCAPE SERVICE/SUPPLIES	\$3,000.00	\$2,500.00
TOTAL LANDSCAPE MAINTENANCE	\$57,960.00	\$57,460.00
POOL AND SPA MAINTENANCE:		
POOL & SPA CONTRACT	\$8,700.00	\$8,700.00
POOL & SPA REPAIRS/EXTRAS	\$2,300.00	\$3,300.00
POOL AND SPA TOTAL	\$11,000.00	\$12,000.00
UTILITIES:		
ELECTRICITY	\$18,500.00	\$18,500.00
GAS	\$14,000.00	\$15,000.00
WASTE DISPOSAL	\$6,300.00	\$6,300.00
WATER	\$16,875.00	\$15,875.00
TOTAL UTILITIES	\$55,675.00	\$55,675.00
TOTAL EXPENSES	\$203,710.00	\$203,710.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00