

CANYON GRANADA OWNERS ASSOCIATION  
 BUDGET  
 JULY 1, 2023 - JUNE 30, 2024

	MONTHLY PER UNIT	2023-24 BUDGET	2022-23 BUDGET
<b>INCOME:</b>			
ASSOCIATION FEES	<b>\$520.00</b>	\$374,400.00	\$374,400.00
OTHER INCOME	\$2.08	\$1,500.00	\$1,250.00
STORAGE CLOSET RENT	\$1.33	\$960.00	\$960.00
<b>TOTAL INCOME</b>	<b>\$523.42</b>	<b>\$376,860.00</b>	<b>\$376,610.00</b>
<b>LESS: RESERVE ALLOCATION</b>			
	\$78.33	\$56,400.00	\$70,800.00
<b>LESS: RESERVE REIMBURSEMENT</b>	<b>\$29.72</b>	<b>\$21,400.00</b>	<b>\$14,000.00</b>
<b>NET OPERATING INCOME</b>	<b>\$415.36</b>	<b>\$299,060.00</b>	<b>\$291,810.00</b>
<b>EXPENSE:</b>			
<b>ADMINISTRATIVE:</b>			
INSURANCE: EARTHQUAKE	\$37.36	\$26,900.00	\$23,550.00
INSURANCE: GENERAL	\$22.22	\$16,000.00	\$16,000.00
MANAGEMENT CONTRACT	\$15.00	\$10,800.00	\$10,800.00
OFFICE & ADMINISTRATIVE	\$3.75	\$2,700.00	\$2,600.00
PROFESSIONAL FEES: ACCOUNTING	\$7.85	\$5,650.00	\$5,650.00
PROFESSIONAL FEES: ELECTION	\$0.87	\$625.00	\$586.00
PROFESSIONAL FEES: AUDIT	\$2.64	\$1,900.00	\$1,900.00
PROFESSIONAL FEES: RESERVE STDY	\$1.56	\$1,125.00	\$575.00
PROFESSIONAL FEES: LEGAL	\$4.17	\$3,000.00	\$11,174.00
TAXES & LICENSES	\$2.36	\$1,700.00	\$1,700.00
MISCELLANEOUS	\$0.42	\$300.00	\$0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$98.19</b>	<b>\$70,700.00</b>	<b>\$74,535.00</b>
<b>COMMON AREA MAINTENANCE:</b>			
ENTERGATE PHONE	\$1.11	\$800.00	\$775.00
ENTERGATE REPAIRS	\$1.94	\$1,400.00	\$750.00
SECURITY SYSTEM	\$0.00	\$0.00	\$1,800.00
MAINTENANCE: GENERAL	\$16.67	\$12,000.00	\$4,000.00
ELECTRICAL REPAIRS	\$5.56	\$4,000.00	\$6,000.00
MAINTENANCE: PLUMBING	\$1.67	\$1,200.00	\$600.00
MAINTENANCE: PAINTING	\$0.00	\$0.00	\$250.00
PEST CONTROL	\$5.97	\$4,300.00	\$4,300.00
ROOF MAINTENANCE	\$1.39	\$1,000.00	\$1,000.00
<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$34.31</b>	<b>\$24,700.00</b>	<b>\$19,475.00</b>
<b>LANDSCAPE MAINTENANCE:</b>			
LANDSCAPE CONTRACT	\$125.00	\$90,000.00	\$90,000.00
LANDSCAPE SERVICE/SUPPLIES	\$13.89	\$10,000.00	\$11,000.00
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>\$138.89</b>	<b>\$100,000.00</b>	<b>\$101,000.00</b>
<b>POOL AND SPA MAINTENANCE:</b>			
POOL & SPA CONTRACT	\$15.00	\$10,800.00	\$10,200.00
POOL & SPA REPAIRS/EXTRAS	\$3.47	\$2,500.00	\$3,000.00
<b>POOL AND SPA TOTAL</b>	<b>\$18.47</b>	<b>\$13,300.00</b>	<b>\$13,200.00</b>
<b>UTILITIES:</b>			
ELECTRICITY	\$34.72	\$25,000.00	\$24,000.00
GAS	\$39.39	\$28,360.00	\$24,000.00
WASTE DISPOSAL	\$13.89	\$10,000.00	\$9,600.00
WATER	\$37.50	\$27,000.00	\$26,000.00
<b>TOTAL UTILITIES</b>	<b>\$125.50</b>	<b>\$90,360.00</b>	<b>\$83,600.00</b>
<b>TOTAL EXPENSES</b>	<b>\$415.36</b>	<b>\$299,060.00</b>	<b>\$291,810.00</b>
<b>TOTAL NET OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>