

CANYON GRANADA OWNERS ASSOCIATION

JULY 1, 2013 - JUNE 30, 2014

	2013-2014 BUDGET	2012-2013 BUDGET
INCOME:		
ASSOCIATION FEES (\$340/unit/mo)	\$244,800.00	\$244,800.00
STORAGE CLOSET RENT	\$720.00	\$960.00
TOTAL INCOME	\$245,520.00	\$245,760.00
LESS: RESERVE ALLOCATION (\$58.07/unit/mo)		
	\$41,810.00	\$41,810.00
NET OPERATING INCOME	\$203,710.00	\$203,950.00
EXPENSE:		
ADMINISTRATIVE:		
INSURANCE: EARTHQUAKE	\$16,500.00	\$18,800.00
INSURANCE: GENERAL	\$13,500.00	\$14,550.00
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	\$1,000.00
PROFESSIONAL FEES: LEGAL	\$3,000.00	\$3,000.00
TAXES & LICENSES	\$1,500.00	\$2,800.00
MISCELLANEOUS	\$2,000.00	\$1,000.00
TOTAL ADMINISTRATIVE	\$59,075.00	\$63,150.00
COMMON AREA MAINTENANCE:		
ENTERGATE PHONE	\$500.00	\$500.00
ENTERGATE REPAIRS	\$1,500.00	\$1,400.00
MAINTENANCE: GENERAL	\$4,000.00	\$3,000.00
ELECTRICAL REPAIRS	\$2,000.00	\$2,000.00
MAINTENANCE: PLUMBING	\$2,000.00	\$2,000.00
MAINTENANCE: PAINTING	\$1,500.00	\$1,600.00
PEST CONTROL	\$4,500.00	\$4,400.00
ROOF MAINTENANCE	\$3,500.00	\$3,500.00
TOTAL COMMON AREA MAINTENANCE	\$19,500.00	\$18,400.00
LANDSCAPE MAINTENANCE:		
LANDSCAPE CONTRACT	\$54,960.00	\$54,960.00
LANDSCAPE SERVICE/SUPPLIES	\$2,500.00	\$2,000.00
TOTAL LANDSCAPE MAINTENANCE	\$57,460.00	\$56,960.00
POOL AND SPA MAINTENANCE:		
POOL & SPA CONTRACT	\$8,700.00	\$9,240.00
POOL & SPA REPAIRS/EXTRAS	\$3,300.00	\$3,300.00
POOL AND SPA TOTAL	\$12,000.00	\$12,540.00
UTILITIES:		
ELECTRICITY	\$18,500.00	\$18,000.00
GAS	\$15,000.00	\$14,500.00
WASTE DISPOSAL	\$6,300.00	\$6,300.00
WATER	\$15,875.00	\$14,100.00
TOTAL UTILITIES	\$55,675.00	\$52,900.00
TOTAL EXPENSES	\$203,710.00	\$203,950.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00