

Granada Estates Neighborhood
Adopted Operating Budget
January 1 - December 31, 2026

		Adopted Budget	Y-T-D	Projected	Adopted Budget		Assessment per Unit		Annual
Line	Description	FY 2025	31-Jul-25	FYE 2025	FY 2026	Monthly	Annual	Monthly	Difference
		(\$)	(\$)	(\$)	(\$)		(\$)	(\$)	
REVENUES									
<u>Assessment Income</u>									
1	40000 Assessments - 210 Units	178,930.29	105,084.00	180,144.00	178,930.29	14,910.86	Note (1)		-
2	TOTAL Assessment Income	178,930.29	105,084.00	180,144.00	178,930.29	14,910.86			-
<u>Other Income</u>									
3	40020 Allowance for Bad Debt	-	-	-	-	-	-	-	-
4	40060 Finance Charges	-	58.66	100.56	-	-	-	-	-
5	40100 Interest	-	590.59	1,012.44					
6	40110 Late Fees	-	1,410.00	2,417.14	-	-	-	-	-
7	40150 Reimbursements	-	-	-	-	-	-	-	-
8	TOTAL Other Income	-	2,059.25	3,530.14	-	-	-	-	-
9	TOTAL REVENUES	178,930.29	107,143.25	183,674.14	178,930.29	14,910.86	-	-	-
EXPENSES									
<u>Administration</u>									
10	50000 Audit Fees	3,000.00	3,650.00	3,650.00	3,400.00	283.33	16.19	1.35	400.00
11	50020 Bad Debt Expense	-	311.64	534.24	-				
12	50080 Management Fees	23,458.11	13,683.88	23,458.08	24,044.53	2,003.71	114.50	9.54	586.42
13	50120 Office Supplies	750.00	712.32	1,221.12	750.00	62.50	3.57	0.30	-
14	50155 Service Fee - Bank	-	-	-	-	-	-	-	-
15	TOTAL Administration	27,208.11	18,357.84	28,863.44	28,194.53	2,349.54	134.26	11.19	986.42
<u>Building & Grounds Maintenance</u>									
16	51100 General Maint & Repair	3,500.00	253.00	433.71	3,500.00	291.67	16.67	1.39	-
17	51320 Irrigation Maintenance & Repair	5,000.00	1,434.93	2,459.88	3,000.00	250.00	14.29	1.19	(2,000.00)
18	51350 Landscape Maint - Contract	40,004.00	23,337.97	40,007.95	41,404.00	3,450.33	197.16	16.43	1,400.00
19	51351 Landscape Maint - Additional	11,500.00	479.00	821.14	11,500.00	958.33	54.76	4.56	-
20	51360 Plant Replacement	-	-	-	-	-	-	-	-
21	54030 Maintenance Engineer Reimbursement	8,748.00	6,561.00	8,748.00	8,966.70	747.23	42.70	3.56	218.70
22	TOTAL Building & Grounds Maintenance	68,752.00	32,065.90	52,470.69	68,370.70	5,697.56	325.57	27.13	(381.30)
<u>Insurance</u>									
23	53000 Reimbursement/Cost Share	10,700.83	6,853.79	11,749.35	13,511.00	1,125.92	64.34	5.36	2,810.17
24	TOTAL Insurance	10,700.83	6,853.79	11,749.35	13,511.00	1,125.92	64.34	5.36	2,810.17
<u>Utilities</u>									
25	52010 Electric	6,237.90	3,330.32	5,709.12	5,800.00	483.33	27.62	2.30	(437.90)
26	52080 Water - Irrigation	19,701.79	8,123.41	13,925.85	17,417.06	1,451.42	82.94	6.91	(2,284.73)
27	TOTAL Utilities	25,939.69	11,453.73	19,634.97	23,217.06	1,934.76	110.56	9.21	(2,722.63)
<u>Reserve Contributions</u>									
<u>Restricted Reserves</u>									
28	60280 Irrigation/Plant Replacement	3,300.00	1,925.00	3,300.00	3,600.00	300.00	17.14	1.43	300.00
29	60320 Lighting - Street Lights	4,500.00	2,625.00	4,500.00	-	-	-	-	(4,500.00)
30	60520 Paving	24,529.66	14,308.98	24,529.68	26,322.00	2,193.50	125.34	10.45	1,792.34
31	60570 Signage	100.00	58.31	99.96	200.00	16.67	0.95	0.08	100.00
32	TOTAL Restricted Reserves	32,429.66	18,917.29	32,429.64	30,122.00	2,510.17	143.44	11.95	(2,307.66)
<u>Unrestricted Reserves</u>									
33	60330 Lighting - Accent	-	-	-	-	-	-	-	-
34	60345 Maintenance Contingency	6,000.00	3,500.00	6,000.00	7,215.00	601.25	34.36	2.86	-
35	60360 Natural Disaster Contingency	7,900.00	4,608.31	7,899.96	8,300.00	691.67	39.52	3.29	400.00
36	TOTAL Unrestricted Reserves	13,900.00	8,108.31	13,899.96	15,515.00	1,292.92	73.88	6.16	400.00
37	TOTAL Reserve Contributions	46,329.66	27,025.60	46,329.60	45,637.00	3,803.08	217.32	18.11	(1,907.66)
38	TOTAL EXPENSES	178,930.29	95,756.86	159,048.05	178,930.29	14,910.86	852.05	71.00	(1,215.00)
39	NET BALANCE	-	11,386.39	24,626.10	-	-			
Note (1):							Rounded		
40			No.	Equivalency	Determinants	Monthly Assessment	Monthly per Unit	Monthly Income	
41	Full Lots		207	1.00	207.00	71.51	72.00	14,904	178,848
42	Parcel 14		3	0.50	1.50	35.76	36.00	108.00	1,296
			210		208.50			15,012	180,144.0

The Budget of the Association may not provide for fully-funded reserve accounts for capital expenditures and deferred maintenance that may result in special assessments. Owners may elect to either waive or provide for fully-funded reserve accounts pursuant to statute upon obtaining the approval of a majority of the voting interest of the association by vot of the members at a meeting or by written consent.

Granada Estates Neighborhood
Estimate of Reserve Contributions
January 1 - December 31, 2026

Line	Description	Balance 31-Jul-25	Aug-Dec Contribution	Balance FYE 2025	Allocation of FYE 2025	Yr End Adjustments	Projected Adjusted Balance	Replacement Cost	Useful Life	Remaining Life	Annual Contribution
								3% inflation			
<u>Restricted Reserves</u>											
1	31300 Plant Replacement/Irrigation	22,224.01	1,375.00	23,599.01	-	-	23,599.01	37,818.44	15	4	3,600.00
2	31320 Lighting - Street Lights	113,193.42	1,875.00	115,068.42	-	-	115,068.42	118,830.08	25	1	-
3	31520 Paving	(32,409.13)	10,220.70	(22,188.43)	-	48,768.64	24,529.66	*see table below			26,322.00
4	31570 Signage	25,835.84	41.65	25,877.49	-	-	25,877.49	28,472.43	25	15	200.00
5	Total Restricted Reserves	128,844.14	13,512.35	142,356.49	-	48,768.64	189,074.58				30,122.00
<u>Unrestricted Reserves</u>											
6	31325 Lighting - Accent	18,483.63	-	18,483.63	-		18,483.63	22,679.92	15	1	-
7	31345 Maintenance Contingency	51,967.98	2,500.00	54,467.98	-	(48,768.64)	5,699.34	73,964.84	15	2	7,215.00
8	31360 Natural Disaster	19,257.79	3,291.65	22,549.44	-	-	22,549.44	55,697.25	10	4	8,300.00
9	Total Unrestricted Reserves	89,709.40	5,791.65	95,501.05	-	(48,768.64)	46,732.41				15,515.00
10	Total	218,553.54	19,304.00	237,857.54	-	-	235,806.99				45,637.00
11	31640 Interest to be Allocated	60,741.50									-
	31655 Gain/Loss on Reserves	(1,945.87)									
	31660 Unallocated Investment Chan	372.63									
		277,721.80									
	Cash in banks	277,691.80									
		30.00									
								Replacement Cost	Useful Life	Remaining Life	Annual Contribution
* Paving Subset:											
13 Streets								491,135	28	27	18,190
4 Streets (Adjusted for Inflation @ 3%)								154,500	28	19	8,132
											26,322