

CANYONS COMMUNITY ASSOCIATION

Budget Ratification

November 20th, 2025 – 10:00 AM

www.zoom.com

You can dial in using your phone.

United States: [253-205-0468](tel:253-205-0468)

Access Code: 944 0084 4896

Passcode: 207735

1. Establishment of Quorum/Call to Order
2. Homeowners' Forum - Agenda Items Only
 - *Each homeowner will be allowed three (3) minutes for comments/questions.*
This session will be limited to a total of 30 minutes.
3. Budget Ratification: Budget will be duly ratified unless 51% of homeowners reject
4. Adjournment

This agenda has been published and distributed to the Canyons Community Association in accordance with NRS 116.3108, 116.31083, and 116.31085. The agenda includes an open forum in which members may speak on any Association topic of their choice and the regular session of the Board of Directors meeting will be audio taped. The Board of Directors may take action on all items listed on the agenda and a copy of the minutes is available at our management company, Assured Real Estate (a cost may be involved).

2026 Budget - Canyons Community Association

Canyons HOA - 78 Homes

Account Name	2026	2025 - \$245/mo	Increase (Decrease)	Per Unit	Notes
Income					
INCOME					
Assessments	233,896.50		\$ 250		
Expense					
EXPENSES					
SERVICE CONTRACTS					
Fire & Lifesafety	225.00	225.00	0.00		
Gate Maintenance	1,520.00	965.00	555.00	\$ 0.59	
Gate Digital App	2,046.00	3,288.00	-1,242.00	\$ (1.33)	Actual
Landscape Maintenance	36,000.00	36,000.00	0.00	\$ -	Actual \$25,812
Light Service	1,080.00	1,080.00	0.00		
Pool /Fountain Service	4,800.00	4,560.00	240.00		Contract Increase
Holiday Decoration	3,500.00	3,500.00	0.00	\$ -	
REPAIRS AND MAINTENANCE					
Gate & Fence Repairs	2,000.00	1,500.00	500.00	\$ 0.53	\$3,000 YTD - \$800 non typical
General Repairs	5,500.00	4,200.00	1,300.00	\$ 1.39	
Landscape Repairs	1,200.00	1,200.00	0.00		
Lighting Repairs	800.00	800.00	0.00	\$ -	
INSURANCE					
Directors and Officers	2,849.00	3,000.00	-151.00		
Cyber Insurance	900.00	900.00	0.00	\$ -	
Property and General Liability	2,291.00	2,300.00	-9.00		
LEGAL AND OTHER PROFESSIONAL FEES					
Legal	1,800.00	1,000.00	800.00	\$ 0.85	Anticipated Increase
Accounting / CPA / Audit	2,200.00	2,000.00	200.00		Actual Contract
Secretary of State Fee	150.00	150.00	0.00		
Ombudsman Fee	331.50	331.50	0.00		
ADMINISTRATIVE					
Management fees	21,000.00	21,000.00	0.00	\$ -	
Postage, Copies & Office Supplies	2,000.00	2,000.00	0.00	\$ -	Actual Usage \$2400 - new compliance policy
UTILITIES					
Electricity	2,800.00	3,500.00	-700.00	\$ (0.75)	Actual Usage
Water	19,500.00	20,000.00	-500.00	\$ (0.53)	Actual Usage
Cable / Phone	2,904.00	2,904.00	0.00	\$ -	Actual Usage
Social Activity & Meeting Expense	1,500.00	480.00	1,020.00	\$ 1.09	Meeting Space - \$600
Scheduled Reserve Deposits	115,000.00	111,000.00	4,000.00	\$ 4.27	

Total Budgeted Expense233,896.50

Reserve Funding Work Sheet

2026 YE 100% Funded	\$ 770,987.00
Projected 2025 YE Balance	\$ 512,573.00
2026 Contributions	\$ 115,000.00
2026 Expenditures	\$ (8,400.00)
2026 YE Projected	\$ 619,173.00
2026 YE Funding %	80%

Canyons Community Association

Dear Homeowner:

We are enclosing a copy of the 2026 Operating and Reserve Annual Budget for your association, which the Board of Directors adopted at a noticed and conducted meeting of the Board of Directors on October 22nd, 2025. The operating budget contains estimates for the day-to-day operations of the association plus the amount to be transferred to the reserves to be used for reserve expenses.

Pursuant to the Nevada Revised Statute, the Association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement, and restoration of the major components of the common elements. A copy of the component inventory and disclosure on the current position of funding of such reserve is available online at <https://www.canyonshoa.info/governing-docs>

The Association must adopt a collection policy and distribute it annually to owners at the same time and in the same manner that the executive board makes the budget available to a unit's owner. A copy of the Collection Policy, along with Investment Policy, Fine Policy, Association Component Inventory List and the Reserve Specialist Qualifications are available at the following link – if you would like a paper copy, please submit a Help Case in the link in the footer:

<https://www.canyonshoa.info/governing-docs>.

In accordance with Nevada Revised Statute, the Board of Directors is making the following statements:

1. There is **no** anticipated levy of any Special Assessments for this fiscal year.
2. There is **an increase** of Regular Assessments for the fiscal year 2026 and the new assessment will be \$250.00 per unit per month. ***IF YOU ARE ON AUTOMATIC PAYMENT, PLEASE MAKE SURE TO UPDATE YOUR MONTHLY PAYMENT AMOUNT, MANAGEMENT DOES NOT UPDATE PAYMENTS***
3. There is **no** anticipated levy for Reserve Assessments this fiscal year.
4. Homeowners will receive **Coupons** for **MONTHLY** assessment
5. The Reserve Fund is anticipated to be 80% funded by year end 2026
6. The Board is aware of all legal requirements pursuant to applicable laws and regulations.

The meeting of unit owners to ratify the Budget proposed for the 2025 fiscal year is scheduled to be held on **November 20, 2025 at 9:00 am. The Budget Ratification meeting will take place virtually.** Unless at that meeting a majority of all unit owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified whether or not a quorum is present. Rejection of this budget will take a vote of 51% of unit owners. The ratified budget will take effect on January 1, 2026 pursuant to NRS 116.31151.

To request paper policies:

www.assurednv.com/help-case

Please be sure to adjust your auto payment to reflect the January 2026 increase to \$250.00 per month. If you use the Association auto payment, please be sure to edit your current payment or delete and create a new entry. If you create a new entry and do not delete the old one, payments may be made twice.

Edit or Delete an Auto Payment



Please note, once an auto payment is submitted for the month you cannot make changes to it. These instructions help you update the details of the auto payment that is submitted each month such as amount and date.

Once your auto payment is set up, the details are displayed in the **Home** or **Payments** tabs in the **Scheduled Payments** section.

- To skip the next month's payment, click **Skip this payment**. The auto payment will resume after the skipped month.
- To update the payment name, bank account or credit card, click **Edit** in the **Scheduled Payments** section. Update the necessary information, then click **Update**.
- To change the date the payment processes each month, you must delete and recreate the auto payment. Click **Delete** in the **Schedule Payments** section, then return to the Home or Payments tabs to create a new auto payment.
- To completely delete an auto payment, click **Delete** in the **Schedule Payments** section on the Home or Payments tabs

Scheduled Payments

\$1,032.00

04/05/2017

Monthly rent payment
(Includes a \$32.00 convenience fee)

Auto-Payment created by You

Edit | Delete | Skip this payment

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Meeting ID: 944 0084 4896
Passcode: 207735

You can dial in using your phone.
United States: 719-359-4580

Agenda is available at:

<https://www.canyonshoa.info/board-meetings-1>

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