

Las Verdes Property Owners Association
2026 Approved Budget

	Approved 2025 Budget	Actual as of 8/31/2025	Estimated Actual 12/31/2025	Approved 2026 Budget
RECEIPTS				
Maintenance and Reserve Assess.	2,513,280.00	1,675,520.00	2,513,280.00	2,587,200.00
Interest	10,000.00	6,012.67	9,019.01	10,000.00
Late Fees/Legal Fees	0.00	201.00	301.50	0.00
Collection Letter Fee	0.00	325.00	487.50	0.00
Legal Fees income	0.00	0.00	0.00	0.00
Clubhouse Rental	0.00	950.00	1,425.00	0.00
Capital Contributions	90,000.00	37,500.00	56,250.00	60,000.00
Parking Income	0.00	70.00	105.00	0.00
Estoppels	15,000.00	7,450.00	11,175.00	10,000.00
Gate Cards/Remotes	0.00	1,450.00	2,175.00	0.00
Newsletter Ads	4,000.00	3,280.00	4,920.00	4,000.00
Social Activities Income	4,000.00	3,541.75	5,312.63	4,000.00
Miscellaneous Income	0.00	1,423.96	2,135.94	0.00
Insurance Reserve	28,069.00	18,712.64	28,068.96	0.00
TOTAL RECEIPTS	2,664,349.00	1,756,437.02	2,606,586.57	2,675,200.00
Operating Expense				
General & Administrative				
Property Manager	90,000.00	61,181.27	91,771.91	95,000.00
Accounting	55,440.00	36,960.00	55,440.00	58,212.00
Legal Fees	5,000.00	452.00	678.00	5,000.00
Licenses, Fees, ASCAP/State	2,165.00	1,771.25	1,771.25	2,165.00
Technology Software Rental	7,392.00	4,928.00	7,392.00	7,392.00
Contract & Support	2,000.00	652.50	978.75	2,000.00
Audit / Tax Preparation	5,000.00	0.00	5,000.00	5,000.00
Newsletter	20,000.00	9,025.19	19,537.00	20,000.00
Office Supplies	15,000.00	4,367.35	15,000.00	15,000.00
Bad Debt Expense/(Recovery)	15,000.00	0.00	0.00	10,000.00
Payroll - Admin Employees	31,200.00	21,172.00	31,758.00	33,000.00
Contracted Admin Employee	20,000.00	9,460.00	14,190.00	20,000.00
Taxes - Property	3,200.00	0.00	3,200.00	3,200.00
Taxes - Fl Sales	1,000.00	91.26	136.89	1,000.00
Total General & Administrative	272,397.00	150,060.82	246,853.80	276,969.00
Insurance				
Insurance	195,000.00	106,653.25	159,979.88	176,500.00
Total Insurance	195,000.00	106,653.25	159,979.88	176,500.00
Utilities				
Electricity	110,000.00	67,119.43	100,679.15	105,000.00
Electricity - Condominiums	4,800.00	3,200.00	4,800.00	4,800.00
Water & Sewer	45,000.00	26,465.61	39,698.42	42,000.00
Telephones	10,500.00	6,987.75	10,481.63	12,500.00
Total Utilities	170,300.00	103,772.79	155,659.19	164,300.00

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SECURITY:				
C.O.P.	1,000.00	0.00	0.00	1,000.00
Guard System	195,000.00	127,620.30	191,430.45	202,000.00
Cameras	8,000.00	837.00	1,255.50	5,000.00
Burglar Alarm	2,000.00	1,589.57	2,384.36	2,000.00
Gate Repairs/Gate Contract	15,000.00	38,147.57	57,221.36	20,000.00
Gate Card/Remotes/Decals	5,000.00	1,565.00	2,347.50	3,000.00
Fence Repairs	3,000.00	0.00	0.00	1,500.00
Total Security	229,000.00	169,759.44	254,639.16	234,500.00
Service Contracts				
Trash Removal	3,250.00	2,230.60	3,345.90	3,360.00
Pest Control	10,000.00	6,386.00	9,579.00	10,000.00
White Fly Treatment	6,000.00	2,700.00	4,050.00	5,000.00
Cable TV	867,000.00	574,942.52	862,413.78	901,180.00
Lake Water Treatment	6,750.00	4,915.35	7,373.03	6,750.00
Air Conditioning Contract	1,500.00	0.00	0.00	1,500.00
Fire Extinguisher Contract	200.00	0.00	0.00	1,000.00
Total Service Contracts	894,700.00	591,174.47	886,761.71	928,790.00
Pool & Other Amenities				
Pool/Spa Service	19,800.00	13,200.00	19,800.00	20,592.00
Pool Repairs	60,000.00	55,386.25	55,386.25	60,000.00
Recreation Supplies/Repairs	6,000.00	11,887.00	11,887.00	6,000.00
Construction Improvements	90,000.00	42,810.00	64,215.00	78,500.00
Clubhouse Improvements	17,000.00	6,756.33	10,134.50	9,000.00
Exercise Equipment	6,000.00	1,107.09	1,660.64	5,000.00
Total Pool & Other Amenities	198,800.00	131,146.67	163,083.38	179,092.00
Landscape & Irrigation				
Landscape Contract	151,683.00	98,170.92	147,256.38	154,615.00
Tree Trimming/Replacements	50,000.00	45,873.50	68,810.25	60,000.00
Landscape Improvements	0.00	0.00	0.00	0.00
Irrigation Repairs	10,000.00	12,767.53	19,151.30	15,000.00
Canals & Ponds	5,000.00	0.00	0.00	2,500.00
Fountains & Electrical	6,500.00	4,699.00	7,048.50	6,500.00
Total Landscape & Irrigation	223,183.00	161,510.95	242,266.43	238,615.00

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Repairs & Maintenance				
General Repairs/Maintenance	37,164.00	47,118.02	70,677.03	43,164.00
Payroll - Maint Employees	125,000.00	90,407.75	135,611.63	138,000.00
Payroll Taxes - Maint Employees	11,000.00	8,713.06	13,069.59	13,500.00
FUTA Tax Expense	300.00	210.00	315.00	300.00
SUTA Tax Expense	100.00	34.99	52.49	100.00
Janitorial Supplies	8,000.00	7,841.45	11,762.18	8,000.00
Social Activities	8,000.00	2,355.67	3,533.51	4,000.00
Golf Cart	2,000.00	176.55	264.83	5,000.00
Depreciation Golf Cart	0.00	1,041.26	1,561.89	0.00
Drain Pipes	150,000.00	237,965.00	237,965.00	150,000.00
Electrical Supplies/Repairs	10,000.00	0.00	0.00	10,000.00
Total Repairs & Maintenance	351,564.00	395,863.75	474,813.13	372,064.00
TOTAL OPERATING EXPENSES	2,534,944.00	1,809,942.14	2,584,056.65	2,570,830.00
RESERVES:				
Paving Reserve	25,000.00	16,666.64	24,999.96	7,831.00
Pool Reserve	26,636.00	17,757.36	26,636.04	0.00
Pool Awnings Reserve	2,325.00	1,550.00	2,325.00	2,325.00
Pool Chairs/ Table	0.00	0.00	0.00	1,691.00
Roof Reserve	12,154.00	8,102.64	12,153.96	12,154.00
Tennis Courts Reserve	5,914.00	3,942.64	5,913.96	5,914.00
Clubhouse Flooring Reserve	5,500.00	3,666.64	5,499.96	4,715.00
Perimeter Fence Reserve	0.00	0.00	0.00	0.00
Deferred Maint. Reserve	45,000.00	30,000.00	45,000.00	58,864.00
Front Entrance Gate Reserve	3,000.00	2,000.00	3,000.00	5,000.00
Gate Reserve	3,876.00	2,584.00	3,876.00	5,876.00
Total Reserves	129,405.00	86,269.92	129,404.88	104,370.00
TOTAL DISBURSEMENTS	2,664,349.00	1,896,212.06	2,713,461.53	2,675,200.00
Net Income (Loss)	0.00	-139,775.04	-106,874.96	0.00
<u>Monthly Assessment - 2026</u>				\$175.00