

Las Verdes Property Owners Association
2024 Approved Budget

	Approved 2023	Actual as of 8/31/2023	Estimated Actual 12/31/2023	Approved 2024
RECEIPTS				
Maintenance and Reserve Assess.	2,365,440.00	1,576,960.00	2,365,440.00	2,513,280.00
Interest	0.00	1,044.47	1,566.71	10,000.00
Screening Fees	0.00	100.00	150.00	0.00
Late Fees/Legal Fees	0.00	190.00	285.00	0.00
Clubhouse Rental	0.00	550.00	825.00	0.00
Capital Contributions	97,500.00	61,500.00	92,250.00	75,000.00
Parking Income	0.00	510.00	765.00	0.00
Estoppels	15,000.00	11,300.00	16,950.00	12,500.00
Gate Cards/Remotes	0.00	2,795.00	4,192.50	0.00
Newsletter Ads	8,000.00	1,805.00	2,707.50	4,000.00
Social Activities Income	4,000.00	7,529.04	8,000.00	4,000.00
Miscellaneous Income	0.00	1,505.00	2,257.50	0.00
Insurance Claim	0.00	14,827.39	14,827.39	0.00
Insurance Reserve	0.00	0.00	0.00	26,885.00
TOTAL RECEIPTS	2,489,940.00	1,680,615.90	2,495,389.21	2,645,665.00
Operating Expense				
General & Administrative				
Property Manager	80,000.00	53,648.89	80,473.34	85,000.00
Accounting	52,000.00	34,664.00	51,996.00	52,000.00
Legal Fees	5,000.00	709.62	1,064.43	5,000.00
Licenses, Fees, ASCAP/State	2,165.25	8,052.25	12,078.38	2,165.00
Technology Software Rental	7,392.00	4,928.00	7,392.00	7,392.00
Contract & Support	4,000.00	1,638.00	2,457.00	4,000.00
Audit / Tax Preparation	1,500.00	0.00	0.00	1,500.00
Newsletter	20,000.00	9,167.95	13,751.93	20,000.00
Office Supplies	17,000.00	8,601.71	12,902.57	15,000.00
Bad Debt Expense/(Recovery)	15,000.00	0.00	0.00	15,000.00
Payroll - Admin Employees	35,000.00	25,295.75	37,943.63	35,000.00
Contracted Admin Employee	18,200.00	12,360.00	18,540.00	20,000.00
Taxes - Property	3,200.00	0.00	0.00	3,200.00
Taxes - FI Sales	1,000.00	336.13	504.20	1,000.00
Total General & Administrative	261,457.25	159,402.30	239,103.45	266,257.00
Insurance				
Insurance	111,850.00	89,283.62	133,925.43	204,075.00
Total Insurance	111,850.00	89,283.62	133,925.43	204,075.00
Utilities				
Electricity	101,000.00	71,712.01	107,568.02	110,000.00
Electricity - Condominiums	4,800.00	3,200.00	4,800.00	4,800.00
Water & Sewer	39,000.00	33,316.88	49,975.32	45,000.00
Telephones	10,000.00	6,292.05	9,438.08	10,000.00
Total Utilities	154,800.00	114,520.94	171,781.41	169,800.00
SECURITY:				
C.O.P.	900.00	0.00	0.00	900.00
Guard System	175,000.00	117,672.92	176,509.38	180,250.00
Cameras	18,000.00	8,759.00	13,138.50	18,000.00
Burglar Alarm	2,000.00	1,208.00	1,812.00	2,000.00
Gate Repairs/Gate Contract	15,000.00	17,692.39	26,538.59	15,000.00
Gate Card/Remotes/Decals	5,000.00	2,060.00	3,090.00	5,000.00
Fence Repairs	6,000.00	2,850.00	4,275.00	6,000.00
Total Security	221,900.00	150,242.31	225,363.47	227,150.00

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Service Contracts				
Trash Removal	3,130.00	2,132.40	3,198.60	3,250.00
Pest Control	25,000.00	5,072.00	7,608.00	15,000.00
White Fly Treatment	14,000.00	5,704.00	8,556.00	12,000.00
Cable TV	801,000.00	531,635.43	797,453.15	833,325.00
Lake Water Treatment	6,180.00	4,241.92	6,362.88	9,000.00
Air Conditioning Contract	1,020.00	1,889.00	2,833.50	1,500.00
Fire Extinguisher Contract	200.00	0.00	0.00	200.00
Total Service Contracts	850,530.00	550,674.75	826,012.13	874,275.00
Pool & Other Amenities				
Pool/Spa Service	18,000.00	12,000.00	18,000.00	18,000.00
Pool Repairs	25,000.00	49,343.85	74,015.78	60,000.00
Recreation Supplies/Repairs	6,000.00	7,976.30	7,976.00	6,000.00
Construction Improvements	90,000.00	64,884.02	97,326.03	90,000.00
Clubhouse Improvements	24,000.00	10,290.00	15,435.00	17,000.00
Exercise Equipment	6,000.00	800.00	1,200.00	6,000.00
Total Pool & Other Amenities	169,000.00	145,294.17	213,952.81	197,000.00
Landscape & Irrigation				
Landscape Contract	139,000.00	92,602.96	138,904.44	144,456.00
Tree Trimming/Replacements	50,000.00	28,327.00	42,490.50	50,000.00
Landscape Improvements	0.00	873.00	1,309.50	0.00
Irrigation Repairs	20,000.00	6,215.76	9,323.64	10,000.00
Canals & Ponds	20,000.00	26,200.00	26,200.00	5,000.00
Fountains & Electrical	6,400.00	4,367.72	6,551.58	6,500.00
Total Landscape & Irrigation	235,400.00	158,586.44	224,779.66	215,956.00
Repairs & Maintenance				
General Repairs/Maintenance	38,133.75	14,866.89	22,300.34	37,264.00
Payroll - Maint Employees	100,000.00	68,576.32	102,864.48	110,000.00
Payroll Taxes - Maint Employees	10,000.00	7,113.87	10,670.81	11,000.00
FUTA Tax Expense	280.00	169.80	254.70	300.00
SUTA Tax Expense	600.00	164.14	246.21	600.00
Janitorial Supplies	7,000.00	5,493.28	8,239.92	8,000.00
Social Activities	8,000.00	199.45	299.18	8,000.00
Golf Cart	2,000.00	3,830.10	5,745.15	2,000.00
Depreciation Golf Cart	0.00	1,249.80	1,874.70	0.00
Drain Pipes	150,000.00	31,060.97	46,591.46	150,000.00
Electrical Supplies/Repairs	20,000.00	4,273.66	6,410.49	15,000.00
Total Repairs & Maintenance	336,013.75	136,998.28	205,497.42	342,164.00
TOTAL OPERATING EXPENSES	2,340,951.00	1,505,002.81	2,240,415.77	2,496,677.00
RESERVES:				
Paving Reserve	25,000.00	16,666.64	24,999.96	25,000.00
Pool Reserve	16,612.00	11,074.72	16,612.08	16,612.00
Pool Awnings Reserve	2,325.00	1,550.00	2,325.00	2,325.00
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	5,500.00
Perimeter Fence Reserve	24,608.00	16,405.36	24,608.04	24,607.00
Deferred Maint. Reserve	50,000.00	33,333.36	50,000.04	50,000.00
Front Entrance Gate Reserve	3,000.00	2,000.00	3,000.00	3,000.00
Gate Reserve	3,876.00	2,584.00	3,876.00	3,876.00
Total Reserves	148,989.00	99,326.00	148,989.00	148,988.00
TOTAL DISBURSEMENTS	2,489,940.00	1,604,328.81	2,389,404.77	2,645,665.00
Net Income (Loss)	0.00	76,287.09	105,984.44	0.00
<u>Monthly Assessment - 2024</u>				<u>\$170.00</u>