

Las Palomitas Homeowners Association 2026 Approved Budget

<u>INCOME</u>	2024 Actual	2025 Projection	2025 Budget	Budget Variance	2026 Proposed Budget	
4000 - Dues Income	\$ 393,388.50	\$ 407,400.00	\$ 407,400.00	\$ -	\$ 407,400.00	\$1050 quarterly
4030 - Interest Income	\$ 17.55	\$ 11.73	\$ -	\$ (11.73)	\$ -	
4050 - Late Fee & Dues Interest Income	\$ 2,967.98	\$ 2,714.96	\$ -	\$ (2,714.96)	\$ -	
4050 - NSF Fee Income	\$ 10.00	\$ -	\$ -	\$ -	\$ -	
4067 - Pool Key Income	\$ 50.00	\$ 75.00	\$ -	\$ (75.00)	\$ -	
4090 - Title Transfer Fee Income	\$ 600.00	\$ 500.00	\$ -	\$ (500.00)	\$ -	
Total INCOME	\$ 397,034.03	\$ 410,701.69	\$ 407,400.00	\$ (3,301.69)	\$ 407,400.00	
<i>Total Income</i>	\$ 397,034.03	\$ 410,701.69	\$ 407,400.00	\$ (3,301.69)	\$ 407,400.00	
Expense						
<u>ADMINISTRATIVE</u>						
5010 - Accounting Fees	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ 450.00	
5050 - Insurance	\$ 35,577.00	\$ 25,872.00	\$ 31,846.50	\$ 5,974.50	\$ 33,803.00	5.40%
5070 - Insurance - Rural Metro	\$ 31,818.68	\$ 31,443.81	\$ 31,291.17	\$ (152.64)	\$ 31,291.17	
5080 - Legal Fees	\$ 120.00	\$ 300.00	\$ 1,500.00	\$ 1,200.00	\$ 600.00	
5090 - Management Fees	\$ 12,000.00	\$ 12,600.00	\$ 12,600.00	\$ -	\$ 12,600.00	
5110 - Meeting Expense	\$ 879.00	\$ 529.00	\$ 1,000.00	\$ 471.00	\$ 1,000.00	
5115 - Master Association Dues	\$ 112,284.12	\$ 123,512.53	\$ 123,512.53	\$ -	\$ 127,217.91	3% increase
5130 - Postage & Copies	\$ 402.80	\$ 665.49	\$ 400.00	\$ (265.49)	\$ 670.00	
5135 - Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	
5150 - Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ -	
5190 - Taxes, Licenses & Fees	\$ 399.45	\$ 670.70	\$ 530.00	\$ (140.70)	\$ 680.00	
5200 - Teleconferencing/Virtual Meetings	\$ -	\$ 42.64	\$ 100.00	\$ 57.36	\$ 100.00	
5210 - Website Management	\$ 731.98	\$ 720.00	\$ 600.00	\$ (120.00)	\$ 720.00	
Total ADMINISTRATIVE	\$ 194,613.03	\$ 196,756.17	\$ 203,780.20	\$ 7,024.03	\$ 209,132.08	
<u>MAINTENANCE</u>						
6070 - Landscape - Service	\$ 57,600.00	\$ 59,328.00	\$ 59,328.00	\$ -	\$ 62,294.40	5% increase
6090 - Landscape - Improvements	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 100.00	
6110 - Landscape - Irrigation	\$ 15,940.00	\$ 4,090.00	\$ 7,500.00	\$ 3,410.00	\$ 5,000.00	
6120 - Landscape - Common Area	\$ 9,800.00	\$ 17,440.00	\$ 20,000.00	\$ 2,560.00	\$ 20,000.00	
6130 - Landscape - Pre-Emergent	\$ 250.00	\$ -	\$ 600.00	\$ 600.00	\$ 600.00	
6140 - Landscape - Tree Planting & Removal	\$ 19,030.00	\$ 800.00	\$ 2,500.00	\$ 1,700.00	\$ 2,500.00	
6150 - Landscape - Tree Trimming	\$ 500.00	\$ -	\$ -	\$ -	\$ 10,000.00	
6170 - Maintenance & Repair - General	\$ 981.54	\$ 432.00	\$ 2,000.00	\$ 1,568.00	\$ 2,000.00	
6173 - Maintenance & Repair - Janitorial Service	\$ 3,230.00	\$ 2,880.00	\$ 3,800.00	\$ 920.00	\$ 3,024.00	5% increase
6180 - Maintenance & Repair - Lighting	\$ 1,190.00	\$ 760.00	\$ 1,500.00	\$ 740.00	\$ 1,500.00	
6190 - Maintenance & Repair - Painting	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
6195 - Maintenance & Repair - Pest Control	\$ 540.00	\$ 965.00	\$ 600.00	\$ (365.00)	\$ 1,000.00	
6220 - Maintenance & Repair - Signage	\$ 461.53	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
6270 - Pool - Service	\$ 6,326.08	\$ 6,596.61	\$ 6,959.61	\$ 363.00	\$ 7,307.59	5% increase
6290 - Pool - Repair	\$ 2,310.00	\$ 179.20	\$ 1,500.00	\$ 1,320.80	\$ 1,500.00	
6310 - Pool - Supplies	\$ 582.16	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
6330 - Pool - Key Expense	\$ -	\$ -	\$ -	\$ -	\$ -	
Total MAINTENANCE	\$ 118,741.31	\$ 93,470.81	\$ 108,787.61	\$ 15,316.80	\$ 118,325.99	
<u>UTILITIES</u>						
6510 - Electricity	\$ 6,995.26	\$ 6,726.50	\$ 7,444.56	\$ 718.06	\$ 7,000.00	
6530 - Gas	\$ 10,570.25	\$ 8,667.89	\$ 10,082.89	\$ 1,415.00	\$ 10,000.00	
6570 - Trash Removal	\$ 14,524.33	\$ 18,202.97	\$ 15,207.50	\$ (2,995.47)	\$ 19,113.12	5% increase over projected
6590 - Water & Sewer	\$ 9,207.63	\$ 20,972.72	\$ 17,500.00	\$ (3,472.72)	\$ 22,021.36	5% increase over projected
Total UTILITIES	\$ 41,297.47	\$ 54,570.08	\$ 50,234.95	\$ (4,335.13)	\$ 58,134.48	
Total Expense	\$ 354,651.81	\$ 344,797.06	\$ 362,802.76	\$ 18,005.70	\$ 385,592.55	
Operating Income	\$ 42,382.22	\$ 65,904.63	\$ 44,597.24	\$ (21,307.39)	\$ 21,807.45	
NET Operating Income	\$ 42,382.22	\$ 65,904.63	\$ 44,597.24	\$ (21,307.39)	\$ 21,807.45	
RESERVE						
4200 - Reserve Account Interest	\$ 3,142.44	\$ 8,150.21	\$ -	\$ -	\$ -	
9510 - Reserve Contribution - Transfer out of Operating Account	\$ (56,998.23)	\$ (58,705.92)	\$ (58,705.92)	\$ -	\$ (58,706.00)	
9520 - Reserve Contribution - Transfer into Reserve Account	\$ 56,998.23	\$ 58,705.92	\$ 58,705.92	\$ -	\$ 58,706.00	
Total RESERVE Income	\$ 3,142.44	\$ 8,150.21	\$ -	\$ -	\$ -	
7100 - Common Area Painting		\$ -	\$ 9,975.00	\$ (9,975.00)	\$ 20,000.00	
7125 - Asphalt Repairs	\$ 28,008.00	\$ -	\$ -	\$ -	\$ -	
7002 - Pool & Spa - Furniture	\$ -	\$ 139.13	\$ -	\$ 139.13	\$ 2,500.00	
7003 - Pool & Spa - Motor & Pump	\$ -	\$ 2,984.22	\$ -	\$ 2,984.22	\$ -	
7004 - Pool & Spa - Shower	\$ -	\$ -	\$ -	\$ -	\$ -	
Total RESERVE	\$ 28,008.00	\$ 3,123.35	\$ 9,975.00	\$ (6,851.65)	\$ 22,500.00	
Total Reserve Expense	\$ 28,008.00	\$ 3,123.35	\$ 9,975.00	\$ (6,851.65)	\$ 22,500.00	
Reserve Net Income	\$ (24,865.56)	\$ 5,026.86	\$ (9,975.00)	\$ 6,851.65	\$ (22,500.00)	
Net Income	\$ 17,516.66	\$ 70,931.49	\$ 34,622.24	\$ (14,455.74)	\$ (692.55)	

Reserve Account Details

Reserve Account Balance 12/31/2024	\$121,879.71	MM only
Projected Reserve Contributions	\$ 58,705.92	
Projected Interest Earned	\$ 437.83	MM only
Projected Reserve Expenses	\$ (3,123.35)	
Projected Reserve Balance 12/31/2025	\$177,900.11	
CD Balance 12/31/24	\$191,810.82	
Projected Interest Earned	\$ 7,712.38	
Transfers from Bank	\$ -	
Projected CD Balance 12/31/25	\$199,523.20	

INCOME	2024 Actual	2025 Projection	2025 Budget	Budget Variance	2026 Proposed Budget
Total Reserve Funds December 31, 2025	\$377,423.31				