

La Solana Condominium Association 2026 Budget

Assessment Summary

<u>Unit/Lot Type</u>	<u>Frequency</u>	<u>Units</u>	<u>Time Period</u>	<u>Assessment</u>
Tier 1	Monthly	13	January - December	\$228.74
Tier 2	Monthly	71	January - December	\$361.41
Tier 3	Monthly	84	January - December	\$401.67
Tier 4	Monthly	84	January - December	\$454.74

		Annual Budget	Monthly Average	Average Monthly Per Unit
Income Accounts				
4010	Homeowner Assessments	\$1,206,866.04	\$100,572.17	\$399.10
4080	Rental Income	\$7,000.00	\$583.33	\$2.31
4120	Collection Fees	\$250.00	\$20.83	\$0.08
4145	Interest-Bank Accounts	\$50.00	\$4.17	\$0.02
4150	Late Fees	\$300.00	\$25.00	\$0.10
4190	Returned Item Fee	\$200.00	\$16.67	\$0.07
4340	Gate Openers / Remotes	\$500.00	\$41.67	\$0.17
4360	Lease Fee	\$2,000.00	\$166.67	\$0.66
Total Income		\$1,217,166.04	\$101,430.50	\$402.50

Expense Accounts				
Utilities				
5040	Electric	\$72,000.00	\$6,000.00	\$23.81
5060	Gas	\$20,000.00	\$1,666.67	\$6.61
5120	Sanitation - Refuse	\$26,000.00	\$2,166.67	\$8.60
5140	Sewer	\$72,000.00	\$6,000.00	\$23.81
5160	Telephone	\$17,500.00	\$1,458.33	\$5.79
5180	Water - Bldg	\$48,000.00	\$4,000.00	\$15.87
5181	Water - Fire Sprinklers	\$2,850.00	\$237.50	\$0.94
5182	Water - Irrigation	\$34,000.00	\$2,833.33	\$11.24
Total Utilities		\$292,350.00	\$24,362.50	\$96.68

Maintenance				
5215	Building Maint/Repair	\$35,000.00	\$2,916.67	\$11.57
5216	Backflow Inspection	\$1,000.00	\$83.33	\$0.33
5218	Club House Maint/Repair	\$10,000.00	\$833.33	\$3.31
5220	Common Area Maint/Repair	\$0.00	\$0.00	\$0.00
5226	Elevator Contract	\$42,339.00	\$3,528.25	\$14.00
5227	Elevator Maintenance	\$3,000.00	\$250.00	\$0.99
5230	Fire Sprinkler Insp.	\$2,000.00	\$166.67	\$0.66
5231	Fire Sprinkler Maintenance	\$3,000.00	\$250.00	\$0.99
5232	Fire Sprinkler Monitoring	\$250.00	\$20.83	\$0.08
5233	Annual fire ext. inspection	\$400.00	\$33.33	\$0.13
5260	Irrigation Maint/Repair	\$13,000.00	\$1,083.33	\$4.30
5262	Clubhouse Cleaning	\$22,800.00	\$1,900.00	\$7.54
5290	Landscape Extras	\$57,000.00	\$4,750.00	\$18.85
5295	Landscape Contract/Supplies	\$87,163.00	\$7,263.58	\$28.82
5306	On Site Maintenance Wages	\$78,000.00	\$6,500.00	\$25.79
5320	Exterminating	\$4,800.00	\$400.00	\$1.59

5321	Termite Control	\$1,500.00	\$125.00	\$0.50
5335	Pool/Spa Repairs	\$6,000.00	\$500.00	\$1.98
5340	Pool/Spa Service Contract	\$9,072.00	\$756.00	\$3.00
5380	Roof Maint/Repair	\$0.00	\$0.00	\$0.00
Total Maintenance		\$376,324.00	\$31,360.33	\$124.45
Supplies				
5500	Maintenance Supplies	\$7,000.00	\$583.33	\$2.31
5535	Lighting Supplies	\$3,500.00	\$291.67	\$1.16
5540	Pool/Spa Supplies/Chemicals	\$9,500.00	\$791.67	\$3.14
Total Supplies		\$20,000.00	\$1,666.67	\$6.61
Administration				
5610	Accounting/Tax Prep/Corp Comr	\$850.00	\$70.83	\$0.28
5640	Bank Charges	\$100.00	\$8.33	\$0.03
5670	Collections	\$1,000.00	\$83.33	\$0.33
5671	Collections - Attorney	\$100.00	\$8.33	\$0.03
5673	Collection Agency Fee	\$100.00	\$8.33	\$0.03
5720	Insurance	\$70,934.00	\$5,911.17	\$23.46
5729	Annual Insurance Administration	\$0.00	\$0.00	\$0.00
5730	Legal	\$10,000.00	\$833.33	\$3.31
5740	Management Fee	\$47,435.00	\$3,952.92	\$15.69
5800	Miscellaneous Office	\$1,000.00	\$83.33	\$0.33
5820	Office & Printing	\$3,998.04	\$333.17	\$1.32
5823	Office Administrative Wages	\$42,325.00	\$3,527.08	\$14.00
5824	Employee Payroll Taxes	\$9,550.00	\$795.83	\$3.16
5826	Payroll Services	\$15,000.00	\$1,250.00	\$4.96
5830	Permits	\$500.00	\$41.67	\$0.17
5840	Postage	\$800.00	\$66.67	\$0.26
5870	Social Expenses	\$5,000.00	\$416.67	\$1.65
5875	Billing Statements	\$6,300.00	\$525.00	\$2.08
5900	Taxes-Income	\$3,500.00	\$291.67	\$1.16
5966	Corporate Transparency Act	\$0.00	\$0.00	\$0.00
Total Administration		\$218,492.04	\$18,207.67	\$72.25
Fund Transfers				
6010	Reserve Allocation	\$310,000.00	\$25,833.33	\$102.51
Total Fund Transfers		\$310,000.00	\$25,833.33	\$102.51
Total Expenses		\$1,217,166.04	\$101,430.50	\$402.50

Summary

Income	\$1,217,166.04
Expenses and Fund Accounts	\$1,217,166.04