

VILLA SAN REMO HOMEOWNERS ASSOCIATION
JANUARY 1, 2026 - DECEMBER 31, 2026
2026 ADOPTED BUDGET

G/L	ACCOUNT DESCRIPTION	2025 ADOPTED	2026 ADOPTED
	<u>INCOME</u>		
	Maintenance Income	\$ 1,426,035.71	\$ 1,504,452.00
	Late Fee Income	\$ -	\$ -
	Returned Check Fees	\$ -	\$ -
	Clubhouse Rental	\$ -	\$ -
	Stickers	\$ -	\$ -
	Parking Decal/Passes	\$ -	\$ -
	Misc. Owner Income	\$ -	\$ -
	Legal Fees Income	\$ -	\$ -
	Gate Cards/Keys	\$ -	\$ -
	Capital Contribution	\$ -	\$ -
	Late Fee Interest	\$ -	\$ -
	Interest Income	\$ -	\$ -
	Other Income	\$ -	\$ -
	Penalties & Fines	\$ -	\$ -
	Total Income	\$ 1,426,035.71	\$ 1,504,452.00
	<u>EXPENSE:</u>		
	<u>Administration Expenses</u>		
	Management Fees	\$ 65,409.75	\$ 72,000.00
	Accounting Fees	\$ 3,600.00	\$ 3,700.00
	Bank Charges	\$ -	\$ 300.00
	Legal Fees-Association	\$ 10,000.00	\$ 8,500.00
	Licenses & Fees	\$ 500.00	\$ 2,000.00
	Administrative Expense	\$ 10,000.00	\$ 15,000.00
	MONItech alarm monitoring	\$ 500.00	\$ 500.00
	Contingency	\$ 1,114.29	\$ -
	Insurance D&O Property	\$ 62,712.24	\$ 73,206.00
	Total Administration Expenses	\$ 153,836.28	\$ 175,206.00
	<u>Utility Expense</u>		
	Electric & Pumps	\$ 16,450.00	\$ 18,000.00
	Electric - Street Lights	\$ 24,800.00	\$ 36,132.00
	Cable	\$ 439,920.00	\$ 436,000.00
	Telephone-Guardhouse	\$ 1,735.00	\$ 2,000.00
	Total Utility Expenses	\$ 482,905.00	\$ 492,132.00
	<u>Operational Expenses</u>		
	Tree Trimming	\$ 15,000.00	\$ 15,000.00
	Lake Maintenance	\$ 5,500.00	\$ 5,400.00
	Lawn Care & Maintenance	\$ 68,289.00	\$ 111,420.00
	Guards Service	\$ 219,352.14	\$ 225,000.00
	General Repairs & Maintenance	\$ 25,000.00	\$ 40,000.00
	Light Repairs	\$ 500.00	\$ 100.00
	Irrigation Expense	\$ 31,500.00	\$ 22,000.00

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	Landscape Enhancements	\$ 10,000.00	\$ 80,000.00
	Pest control/Whitefly Treatment	\$ 5,000.00	\$ 3,600.00
	Sidewalk Repairs	\$ 2,500.00	\$ 5,000.00
	Guardhouse Expense	\$ 750.00	\$ 750.00
	Fountain Expense	\$ 7,500.00	\$ 3,500.00
	Lawn Fertilization	\$ 7,650.00	\$ 6,375.00
	Security Access System	\$ 10,712.00	\$ 11,500.00
	Gate Repair & Maintenance	\$ 1,500.00	\$ 5,000.00
	Total Operational Expenses	\$ 410,753.14	\$ 534,645.00
	<u>Gen & Admin Clubhouse</u>		
	Insurance Property	\$ 38,436.54	\$ 44,869.00
	Management Fees	\$ 16,353.75	\$ 18,000.00
	License & Fees	\$ 300.00	\$ 100.00
	Total Gen & Admin Clubhouse	\$ 55,090.29	\$ 62,969.00
	<u>Operational Clubhouse</u>		
	Janitorial Service	\$ 15,600.00	\$ 16,000.00
	Janitorial Supplies	\$ 1,800.00	\$ 1,800.00
	Total Lawn Care	\$ 12,051.00	\$ -
	Pool Repairs	\$ 4,500.00	\$ 5,000.00
	Pool Service	\$ 10,500.00	\$ 11,000.00
	General Repairs & Maintenance	\$ 1,500.00	\$ 1,500.00
	Comcast WiFi	\$ 2,000.00	\$ 3,000.00
	Pest Control-Clubhouse	\$ 700.00	\$ 1,200.00
	Clubhouse Key Fobs	\$ -	\$ -
	Total Operational Clubhouse	\$ 48,651.00	\$ 39,500.00
	<u>Utilities Clubhouse</u>		
	Telephone -Clubhouse	\$ 1,725.00	\$ -
	Electric	\$ 19,800.00	\$ 22,000.00
	Water & Sewer	\$ 5,800.00	\$ 8,000.00
	Total Utilities Clubhouse	\$ 27,325.00	\$ 30,000.00
	<u>Reserve Transfers</u>		
	Deferred Maintenance	\$ 247,475.00	\$ 170,000.00
	Total Reserve Transfer	\$ 247,475.00	\$ 170,000.00
	Total Expenses	\$ 1,426,035.71	\$ 1,504,452.00
	Net Income	\$ -	\$ -

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	Monthly Maintenance (all included) 2026	\$ 342.00	
	Monthly Maintenance (no cable) 2026	\$ 235.00	
	Monthly Maintenance (no cable or pool) 2026	\$ 205.00	
	Cable Cost per resident using service	\$ 107.50	
	Clubhouse cost per resident using facility	\$ 29.84	
	Base cost per resident (all residents pay)	\$ 204.72	