SAN MATEO MAINTENANCE ASSOCIATION, INC.
2026 OPERATING BUDGET
JANUARY 1, 2026 to DECEMBER 31, 2026
238 HOMES

	2026 BUDGET MONTHLY	2026 BUDGET ANNUAL
INCOME		
Maintenance Assessments	$39,643	$475,711
Reserve Assessment	$7,957	$95,480
Prior Year Deficit/Surplus	$0	$0
TOTAL INCOME	**$47,599**	**$571,191**
ADMINISTRATIVE EXPENSE		
Accounting - Audit and Tax Return	$500	$6,000
Administrative Management	$3,545	$42,541
Bad Debt	$208	$2,500
City Backflow Inspections	$125	$1,500
Bank Fees, Taxes and Licenses coupons	$83	$1,000
Contingency	$42	$500
Insurance	$2,379	$28,549
Legal	$207	$2,488
Parking Enforcement	$873	$10,473
Website	$167	$2,000
Office Expense/Administrative Expense	$833	$10,000
TOTAL ADMINISTRATIVE	**$8,963**	**$107,551**
UTILITIES EXPENSE		
Electric	$916	$10,989
Telephone	$251	$3,013
Water & Sewer	$508	$6,090
TOTAL UTILITIES	**$1,674**	**$20,092**
MAINTENANCE EXPENSE		
Common Area Supplies	$183	$2,200
Gate Repairs and Maintenance	$1,077	$12,922
General Repairs and Maintenance	$1,202	$14,428
Holiday Lighting	$492	$5,900
Janitorial Service/Irrigation Wet Test	$3,039	$36,468
Pool - Operation	$450	$5,400
Pool - Repairs and Maintenance	$333	$4,000
Pressure Cleaning	$350	$4,200
Rust Control	$960	$11,520
TOTAL MAINTENANCE EXPENSES	**$8,087**	**$97,038**
LANDSCAPE EXPENSES		
Fertilization	$1,068	$12,820
Flowers	$1,000	$12,000
Irrigation Repair	$914	$10,962
Landscape Maintenance	$8,320	$99,840
Landscape Extra	$3,166	$37,988
Mulch - Common Area	$3,250	$39,000
Pest Control	$935	$11,220
Tree Trimming - Common Area Tree/ Palm	$2,267	$27,200
TOTAL LANDSCAPE EXPENSES	**$20,919**	**$251,030**
Reserve Transfer	$7,792	$95,480
RESERVE TOTAL	**$7,957**	**$95,480**
Total Income		$571,191
Total Expenses		$571,191
Total Income		$571,191
Income Per Month		$47,599
ASSESSMENT PER MONTH		**$200.00**