

		Playa de Oro Neighbors Association AC			
	Projected Operations Budget 2026				
	2026	%	2025	2024	2024
Improved lots (paying)	110 x 1170=\$128700	59%	99 x 1170=\$115830	99 x 1170=\$115,830	
Unimproved lots (paying)	122 x 898=\$109556	58%	68 x 898=\$61064		72 x 898=\$64,656
Fused lots (non paying)	45 x 0=\$0				
Parkstron lots (non paying)	23 x 0=\$0				
Allowance for Bad Debt	\$55,000.00	27%			
Collect Past Due Accounts	\$20,000.00	10%			
ASSUMPTIONS					
CONCEPT	2026 Projections		2025 Projections	2024 Year End Actuals	2024 Projection
Total Hoa Fees Collected	\$203,256.00	100%	\$176,894.00	\$180,116.23	\$180,486.00
2024 Special Assessment	\$0.00		\$0.00	\$26,600.00	\$34,200.00
Other Income	\$5,000.00			\$3,304.84	
Total Income	\$208,256.00	100%	\$176,894.00	\$210,021.07	\$214,686.00
Less Allowance for Bad Debt	-\$20,000.00				
Funds available for budget*	\$188,256.00	100%	\$176,894.00	\$183,421.07	\$180,486.00
Total Expenses	\$188,200.00	100%	\$156,997.00	\$196,797.08	\$157,275.00
(Loss)/Surplus	\$56.00		\$19,897.00	-\$13,376.01	\$23,211.00
Projected Prior year Cash Ending Balance	\$0.00		\$3,920.14	\$479.00	
Projected Cash Ending Balance	\$56.00		\$23,817.14	-\$12,897.01	\$23,211.00
Unrestricted Fund Balance **	\$16,817.15			\$34,105.15	
Replenish Special Assesment used in 2023				\$17,288.00	
SECURITY DEPARMENT EXPENSES					
SECURITY DEPARMENT EXPENSE	\$88,500.00	47%	\$76,047.00	\$84,478.59	\$94,835.00
Salaries Expenses (2026 Increase 5%)	\$81,900.00		\$72,000.00	\$77,618.99	\$85,591.00
Fuel Expenses	\$3,500.00		\$3,000.00	\$3,578.53	\$7,144.00
Cars Maintenance	\$1,000.00		\$1,500.00	\$1,003.68	\$1,300.00
Neon	\$500.00		\$500.00	\$1,003.68	\$670.00

Car maintenance/tires / Registration/insurance	\$500.00		\$0.00	\$0.00	\$630.00
GEM	\$0.00		\$1,000.00	\$0.00	
<b>Security Maintenance</b>	\$2,100.00		\$1,000.00	\$2,277.39	\$800.00
Security Improvements	\$2,000.00		\$100.00	\$2,277.39	\$100.00
Radios Repairs	\$0.00		\$500.00	\$0.00	\$200.00
Uniforms	\$0.00		\$300.00	\$0.00	\$200.00
Misc.	\$100.00		\$100.00	\$0.00	\$300.00
<b>POOL MAINTENANCE</b>					
<b>POOL MAINTENANCE</b>	\$32,250.00	17%	\$30,000.00	\$35,353.69	\$24,602.00
<b>Utilities</b>	\$12,500.00		\$11,500.00	\$12,656.80	\$5,198.00
Water Utilities	\$5,000.00		\$4,000.00	\$5,338.74	\$1,704.00
CFE Electricity	\$7,500.00		\$7,500.00	\$7,318.06	\$3,494.00
<b>Pool</b>	\$19,750.00		\$18,500.00	\$22,696.89	\$19,404.00
Pool Maintenance Monthly Service	\$9,750.00		\$13,500.00	\$11,723.76	\$14,400.00
Pool Repairs And Supplies	\$10,000.00		\$5,000.00	\$10,973.13	\$5,004.00
<b>Operational Expenses</b>	\$41,000.00	22%	\$44,100.00	\$47,766.28	\$41,106.00
Telnor/Telcel Expenses	\$500.00		\$1,000.00	\$74.02	\$533.00
Management Fee	\$14,000.00		\$26,000.00	\$27,140.98	\$12,000.00
Road Maintenance	\$10,000.00		\$10,000.00	\$5,476.82	\$9,000.00
Supplies Expense	\$2,000.00		\$500.00	\$304.95	\$1,008.00
Trash Collection	\$4,500.00		\$4,000.00	\$5,384.17	\$3,720.00
Vat Tax Paid	\$10,000.00		\$2,600.00	\$9,385.34	\$14,845.00
<b>Administration Expenses HOA</b>	\$26,450.00	14%	\$24,350.00	\$29,198.52	\$16,136.00
Legal Fees	\$7,500.00		\$500.00	\$1,943.84	\$500.00
Accounting Fees	\$5,000.00		\$8,200.00	\$8,816.31	\$7,896.00
Bank Fees	\$3,000.00		\$3,200.00	\$3,124.54	\$3,000.00
Consulting Fees	\$1,000.00				\$0.00
HOA liability ins	\$3,500.00		\$3,500.00	\$2,473.07	\$0.00
Property Taxes	\$2,500.00		\$3,000.00	\$2,623.00	\$2,100.00
Office Supplies	\$2,500.00		\$2,500.00	\$7,590.95	\$1,200.00
Post Office Expense Yearly Fee	\$200.00		\$200.00	\$0.01	\$200.00

Expenses Without Invoice	\$250.00		\$250.00	\$7.06	\$240.00
<b>Capital Improvements</b>					
Infrastructure Expenses	\$500.00		\$2,500.00	\$1,000.00	\$1,000.00
Security Building Maintenance	\$500.00		\$500.00	\$1,619.74	\$0.00
<b>Budget Assumptions and Notes:</b>					
Assume pool maintenance will continue as contracted, property manager reduction in contract, accountant change					
Utilize 2024 YE Unrestricted Reserve to balance 2024 & 2025 Budgets and Replenish Reserves					
**Cash Balance less Spec Assessment, Reserves					
<b>ASSETS</b>					
Pool & Spa Area	\$ 250,000				
Guard Tower Area	\$ 25,000				
Common Area Lot	\$ 10,000				
Security Building & Gates	\$ 25,000				
Perimeter Wall & Beach Gate	\$ 50,000				
Pool Solar & Equip	\$ 25,000				
Vehicles: Gem/Neon	\$ 1,500				
Small Equipment: Laptop, Recorder, Speaker	\$ 1,000				
Petty Cash	\$ 500				
Emergency Fund	\$ 600				
Reserve Fund	\$ 25,000				
Special Assesment Fund	\$ 40,324				
Bank Accounts**	\$ 34,105				
<b>Assets</b>	<b>\$ 488,029</b>				