

**Villas Condominiums HOA Budget Approved for 2026 - Fully Funded**

**The Villas Condominiums Operating**

Income				
ESTIMATED INCOME 2025		2025 Budget	2026 Budget	NOTES
40-4000	<b>Maintenance Fee</b>			
40-4040	Late Fees	\$5,000.00	\$0.00	Removed
40-4060	Application Fee	\$2,000.00	\$0.00	Removed
40-4095	Compliance Fee	\$4,000.00	\$0.00	Removed
40-4110	Keys/Fobs	\$2,000.00	\$0.00	Removed
40-4200	Interest Ops	\$0.00	\$0.00	Removed
40-4253	Utility Reimbursement	\$155,431.26	\$0.00	Removed service
40-4295	Prior Year Deficit	\$0.00	\$0.00	
40-4299	Miscellaneous Income	\$90.20	\$0.00	
<b>40 -</b>	<b>TOTAL ===&gt;</b>			
60- Expense				
60 - ESTIMATED Gen Admin EXPENSES 2024		2025 Budget	2026 Budget	
60-6001	Accounting	\$6,500.00	\$6,500.00	per actuals
60-6002	D B P R Bureau of Condominiums	\$1,128.00	\$1,128.00	per actuals
60-6010	Legal Professional Services	\$20,000.00	\$18,000.00	per actuals
60-6015	Management Fees	\$21,600.00	\$26,160.00	RM Contracted Amount
60-6020	Office/Administrative	\$8,000.00	\$8,000.00	Stamps/mail/admin/copy/
60-6023	Licenses/Permits	\$109.00	\$1500.00	Per actuals
60-6025	Postage	\$100.00	\$0.00	Removed
60-6029	Website - Internet	\$2,200.00	\$1,000.00	New service and any updates
60-6030	Signs	\$1,330.00	\$500.00	Common Area Signage
60-6040	Coupons/Bank Costs	\$1,451.48	\$2,000.00	\$10 per home (not including
60-6050	Toll and Mileage	\$2,000.00	\$0.00	Removed
60-6060	Office supplies/electronics	\$2,000.00	\$1,000.00	supplies needed
60-6070	Office Amenity	\$5,500.00	\$750.00	water/meeting/office/amenity/food/party
60-6053	Corp Annual Report	\$66.00	\$66.00	No change

<b>60 - Total===&gt;</b>		<b>\$71,984.48</b>	<b>\$66,604.00</b>	
<b>ESTIMATED Utility</b>		<b>2025 Budget Based On Nov 2024 + 1 Month</b>	<b>2026 Budget Based On Sept Financials</b>	
61-6110	Electricity	\$28,108.63	\$29,500.00	per actuals and 5% increase
61-6114	Water/Sewer	\$173,985.42	\$72,000.00	Water usage based on actuals (~\$17,000) and with Think Utility Service removed.
61-6120	Trash	\$36,059.44	\$46,450.00	Based on actuals
61-6130	Telephone	\$1,667.90	\$500.00	Per actuals
61-6140	Cable + internet 1 GB high speed	\$208,393.57	\$217,876.00	Roughly \$17,000 per month actual with 4% increase every year until 2028 plus one
<b>61 - ===&gt;</b>	<b>TOTAL</b>	<b>\$448,214.96</b>	<b>\$366,326.00</b>	
<b>62 - ESTIMATED Ground</b>		<b>2025 Budget</b>	<b>2026 Budget</b>	
62-6220	Landscaping/Grounds	\$55,000.00	\$56,700.00	Crowders Landscaping \$4725 per month
62-6221	Misc. Landscaping	\$3,000.00	\$0.00	Removed
62-6227	Grounds Maintenance/Supplies	\$1,000.00	\$8,400.00	Dog Maintenance \$100 bi - weekly, a grounds upkeep
62-6231	Tree Trimming/Maintenance	\$4,000.00	\$9,000.00	Tree Trimming quote \$20k; removing trees from roofs before work commences
62-6240	Pond & Fountain	\$2,500.00	\$7,500.00	Pond maint and fountain repairs
62-6245	Irrigation	\$7,000.00	\$12,000.00	\$4k to finish project; \$8k for repairs
62-6250	Fountain Maintenance	\$1,200.00	\$0.00	Removed added to pond
<b>62 -</b>	<b>TOTAL===&gt;</b>	<b>\$73,700.00</b>	<b>\$93,600.00</b>	
<b>63 - ESTIMATED Pool</b>		<b>2025 Budget</b>	<b>2026 Budget</b>	
63 - 6305	Pool Maint/Chemical/repair	\$8,751.43	\$7,800.00	\$650 monthly
63-6315	Pool Repairs/others	\$3,500.00	\$1,000.00	New pump and motor in 2025
63-6319	Pool License	\$182.15	\$182.15	No change
<b>63 - ===&gt;</b>	<b>TOTAL</b>	<b>\$12,433.58</b>	<b>\$8,982.15</b>	

<b>64 - ESTIMATED Repair and Maintenance</b>		<b>2025 Budget + 1 Moth Ave</b>	<b>2026 Budget</b>	
64-6400	Building Maint/repair	\$139,000.00	\$80,000.00	Chimney Repairs
64-6405	AC Maint	\$2,000.00	\$1,000.00	Clubhouse
64-6406	Rust Prevention	\$4,644.04	\$6,500.00	\$532 a month; irrigation water treatment
64-6412	Electrical Repair	\$3,500.00	\$3,500.00	Exterior Repairs
64-6414	Entry System	\$6,000.00	\$6,000.00	Monthly gate maintenance \$500
64-6422	Exterminating/Termite	\$2,760.00	\$15,000.00	Pest Control \$3k; Termite \$12k
64-6430	Fire Alarm Monitoring	\$438.00	\$438.00	No change
64-6448	Exercise Room	\$1,000.00	\$1,650.00	\$135 monthly maintenance
64-6452	Maintenance Supplies	\$10,850.41	\$1,000.00	
64-6456	Bld Repair Project/Stucco	\$55,000.00	\$88,000.00	Per actuals; including interior damage repair/drywall mold
64-6464	Termite Contract	\$3,000.00	\$0.00	Removed and added to pest control line
64-6465	Plumbing Repair	\$6,000.00	\$6,000.00	No change
64-6467	Roof Repairs/gutters/downspouts	\$30,000.00	\$0.00	Removed
64-6478	Termite Bond	\$0.00	\$0.00	Removed
64-6479	Signage	\$1,500.00	\$0.00	Duplicate Line
64-6480	Miscellaneous Repairs	\$2,750.00	\$2,750.00	No change
64-6490	Paint	\$214,764.12	\$0.00	Removed and added to reserves
<b>64- Total====&gt;</b>		<b>\$483,206.57</b>	<b>\$211,838.00</b>	
<b>67 - ESTIMATED Contracted Labor</b>				
		<b>2025 Budget</b>	<b>2026 Budget</b>	
67-6712	Office Staff	\$6,225.82	\$28,000.00	
67-6723	Janitorial	\$4,610.18	\$3,120.00	\$60 a week
67-6727	Onsite Manager	\$80,000.00	\$0.00	Removed
<b>67-</b>		<b>\$90,836.00</b>	<b>\$31,120.00</b>	
<b>68 - ESTIMATED Insurance and Taxes</b>				
		<b>2025 Budget</b>	<b>2026 Budget</b>	
68-6820	Insurance General	\$690,000.00	\$600,000.00	Based on 2025 renewal
68-3830	Income Tax	\$3,500.00	\$3,500.00	No change
<b>68 -</b>		<b>\$693,500.00</b>	<b>\$603,500.00</b>	

<b>90 ESTIMATED Reserve Expense</b>				
90-9001	Reserve - General Pooled		\$700,000.00	Reserve allocation for 2026 per reserve study
90-9002	Expense			

**Total Assessments**

<b>90- RESERVE ALLOCATION</b>		<b>\$700,000.00</b>	
-------------------------------	--	---------------------	--

No Special Assessment for 2026

	TOTAL EXPENSES		\$2,081,970.15	
	\$2,081,970.15			
	MONTHLY ASSESSMENT	PERCENTAGE OF OWNERSHIP		
17 UNITS	\$370.69	0.002136577	A1 - L-G	
17 UNITS	\$425.29	0.002451246	A1-U-G	
50 UNITS	\$519.73	0.002995613	A2-U, A2-U-G, A2-U-R, A2-U-R-G	
16 UNITS	\$448.21	0.002583402	A3-L, A3-L-R	
16 UNITS	\$602.71	0.003473904	B1-L, B1-L-R	
50 UNITS	\$637.65	0.00367529	B1-U, B1-U-G, B1U-R, B1-U-R-G	
25 UNITS	\$721.73	0.004159875	B2-L-G, B2L-R	
25 UNITS	\$736.47	0.004244834	B2-U-G, B2-U-R	
8 UNITS	\$536.11	0.003090013	B3-L	
8 UNITS	\$590.70	0.003404678	B3-U	
25 UNITS	\$790.52	0.004556353	C1-L-G, C1-L-R	
25 UNITS	\$801.98	0.004622433	C1-U-G, C1-U-R	