

La Solana Condominium Association 2025 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	\$223.16
Tier 2	Monthly	71	January - December	\$352.60
Tier 3	Monthly	84	January - December	\$391.87
Tier 4	Monthly	84	January - December	\$443.65

Annual Budget Monthly Average Average Monthly Per Unit

Income Accounts				
4010	Homeowner Assessments	\$1,177,432.32	\$98,119.36	\$389.36
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		\$1,187,732.32	\$98,977.69	\$392.77

Expense Accounts				
Utilities				
5040	Electric	\$72,000.00	\$6,000.00	\$23.81
5060	Gas	\$21,000.00	\$1,750.00	\$6.94
5120	Sanitation - Refuse	\$25,000.00	\$2,083.33	\$8.27
5140	Sewer	\$70,000.00	\$5,833.33	\$23.15
5160	Telephone	\$18,000.00	\$1,500.00	\$5.95
5180	Water - Bldg	\$49,000.00	\$4,083.33	\$16.20
5181	Water - Fire Sprinklers	\$2,800.00	\$233.33	\$0.93
5182	Water - Irrigation	\$35,000.00	\$2,916.67	\$11.57
Total Utilities		\$292,800.00	\$24,400.00	\$96.83

Maintenance				
5215	Building Maint/Repair	\$80,000.00	\$6,666.67	\$26.46
5216	Backflow Inspection	\$3,000.00	\$250.00	\$0.99
5218	Club House Maint/Repair	\$7,000.00	\$583.33	\$2.31
5226	Elevator Contract	\$39,526.00	\$3,293.83	\$13.07
5227	Elevator Maintenance	\$3,000.00	\$250.00	\$0.99
5230	Fire Sprinkler Insp.	\$1,650.00	\$137.50	\$0.55
5231	Fire Sprinkler Maintenance	\$5,000.00	\$416.67	\$1.65
5232	Fire Sprinkler Monitoring	\$750.00	\$62.50	\$0.25
5233	Annual fire ext. inspection	\$400.00	\$33.33	\$0.13
5260	Irrigation Maint/Repair	\$12,000.00	\$1,000.00	\$3.97
5262	Clubhouse Cleaning	\$21,500.00	\$1,791.67	\$7.11
5290	Landscape Extras	\$35,000.00	\$2,916.67	\$11.57
5295	Landscape Contract/Supplies	\$87,163.00	\$7,263.58	\$28.82
5306	On Site Maintenance Wages	\$76,000.00	\$6,333.33	\$25.13
5320	Exterminating	\$4,700.00	\$391.67	\$1.55
5321	Termite Control	\$1,700.00	\$141.67	\$0.56

5335	Pool/Spa Repairs	\$4,000.00	\$333.33	\$1.32
5340	Pool/Spa Service Contract	\$8,640.00	\$720.00	\$2.86
5380	Roof Maint/Repair	\$0.00	\$0.00	\$0.00
Total Maintenance		\$391,029.00	\$32,585.75	\$129.31
Supplies				
5500	Maintenance Supplies	\$5,000.00	\$416.67	\$1.65
5535	Lighting Supplies	\$3,500.00	\$291.67	\$1.16
5540	Pool/Spa Supplies/Chemicals	\$9,500.00	\$791.67	\$3.14
Total Supplies		\$18,000.00	\$1,500.00	\$5.95
Administration				
5610	Accounting/Tax Prep.	\$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	\$65,000.00	\$5,416.67	\$21.49
5730	Legal	\$6,000.00	\$500.00	\$1.98
5740	Management Fee	\$46,053.00	\$3,837.75	\$15.23
5800	Miscellaneous Office	\$1,050.00	\$87.50	\$0.35
5820	Office & Printing	\$5,000.32	\$416.69	\$1.65
5823	Office Administrative Wages	\$40,500.00	\$3,375.00	\$13.39
5824	Employee Payroll Taxes	\$9,300.00	\$775.00	\$3.08
5826	Payroll Services	\$9,000.00	\$750.00	\$2.98
5830	Permits	\$500.00	\$41.67	\$0.17
5840	Postage	\$600.00	\$50.00	\$0.20
5870	Social Expenses	\$5,500.00	\$458.33	\$1.82
5875	Billing Statements	\$6,300.00	\$525.00	\$2.08
5900	Taxes-Income	\$3,500.00	\$291.67	\$1.16
5966	Corporate Transparency Act	\$450.00	\$37.50	\$0.15
Total Administration		\$200,903.32	\$16,741.94	\$66.44
Fund Transfers				
6010	Reserve Allocation	\$285,000.00	\$23,750.00	\$94.25
Total Fund Transfers		\$285,000.00	\$23,750.00	\$94.25
Total Expenses		\$1,187,732.32	\$98,977.69	\$392.77

Summary

Income	\$1,187,732.32
Expenses and Fund Accounts	\$1,187,732.32