

La Esperanza Townhome Association

Approved BUDGET

Fiscal year 2026

	2025 Budget	2026 Budget
	Dues at \$198	Dues at \$198
INCOME		
Association Fees	\$71,280.00	\$71,280.00
TOTAL INCOME	\$71,280.00	\$71,280.00
EXPENSES		
Management Fees	\$4,500.00	\$4,800.00 *
Tax Prep	175.00	200.00
Postage/Printing	450.00	450.00
Legal	600.00	600.00
Fees & Permits	150.00	150.00
Insurance	1,105.00	1,200.00
Federal/State Taxes	225.00	270.00
Real Estate Taxes	39.00	39.00
Maintenance/Repairs	0.00	500.00
Grounds Maintenance	10,900.00	10,476.00
Tree Pruning/Removal	4,000.00	3,000.00
Tree Maintenance	300.00	0.00
Common Area Rep	600.00	600.00
Pool Service	5,400.00	5,400.00
Pool Repair & Supplies	1,000.00	1,000.00
Painting	0.00	6,000.00
Plumbing	2,500.00	2,500.00
Tile Cleaning	300.00	300.00
Road Repairs/Maint	0.00	0.00
Electrical Repairs	500.00	500.00
Electricity	3,500.00	3,500.00
Water	27,000.00	27,000.00
TOTAL EXPENSES	\$63,244.00	\$68,485.00
Capital Improvement Reserve	\$2,320.00	\$0.00
Reserve Transfer	\$3,480.00	\$2,795.00
NET Funds After Reserve Transfer	\$2,236.00	\$0.00

* Management fee increase by \$25 per month