

Via Verde Estates, Inc.
Operating Budget
FY 2026

Gen. Ledg. Number	Account Descriptions	FY 2025 Budget	FY 2026 Budget	Dollar Variance	Percent Variance
INCOME					
401	Member Dues	241,980	261,600	19,620	8.11%
402.2	Interest Income / Reserve	300	600	300	100.00%
405	Assessment	-	-		
408	<i>Other Inc.</i>				
408.1	Escrow documents	600	600	-	0.00%
408.2	Late Fees	100	100	(0)	-0.04%
408.3	Levied Fines	-	-		
408.4	CH Key Replacement	-	-		
408.5	Club House Rental	1,000	1,000	(0)	0.00%
408.6	Lease Processing Fees	-	-		
408.7	Social Events	400	600	200	50.00%
499	Donations	-	-		
	Total Other Income	2,100	2,300	200	9.52%
	Total Income	244,380	264,500	20,120	8.23%
EXPENSE					
Admin					
502	Insurance	10,500	10,500	-	0.00%
503	Permits	670	612	(58)	-8.66%
504	Fees & Misc. Dues	53	53	0	0.08%
538	Worker's Comp. Insurance	600	600	-	0.00%
555	Consulting Fees	1,800	1,800	-	0.00%
558	HOA Board Training	120	120	-	0.00%
562.1	Legal Fees	1,500	1,500	-	0.00%
562.2	Accounting Fees	3,300	5,220	1,920	58.18%
563	Office Supplies/Equip	1,700	940	(760)	-80.85%
563.1	Printer Supplies	1,800	1,020	(780)	-76.47%
563.3	Postage	150	150	-	0.00%
564	Social Club Supplies	400	500	100	25.01%
565	Copier Lease & Servicing	100	-	(100)	-100.00%
570	Newsletter	-	-	-	#DIV/0!
585	Salaries	12,156	12,780	624	5.13%
590	Payroll Taxes	1,272	1,272	-	0.00%
591	Security / Alarm	750	750	-	0.00%
	Total Administration	36,871	37,817	946	2.57%

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Maintenance					
540	CH Maintenance / Supplies	900	900	-	0.00%
541	Pool & Spa Supplies	500	500	-	0.00%
542	Landscaping Maint. / Supplies	900	900	-	0.00%
550	Pest Control Contract	5,200	3,600	(1,600)	-30.77%
552	HVAC Maintenance	500	500	-	0.00%
568	Common Area Maint./Supplies	1,000	1,000	-	0.00%
578	Pool & Spa Contract	3,590	3,590	-	0.00%
578.1	Landscape Contract	36,600	30,000	(6,600)	-18.03%
578.2	CH - Janitorial Contract	4,740	4,980	240	5.06%
	Total Maintenance	53,930	45,970	(7,960)	-14.76%
Utilities					
511	Trash	1,008	1,080	72	7.14%
512	Irrigation Water	18,700	34,121	15,421	82.46%
513	CH Water - Sewer	3,850	3,925	75	1.95%
514	Electricity	14,250	15,250	1,000	7.02%
515	CH Water - Gas	3,430	3,602	172	5.01%
516	Internet & Phone	3,150	3,308	158	5.02%
517	TV Cable	62,178	63,000	822	1.32%
	Total Utilities	106,566	124,286	17,720	16.63%
	Total Expense	197,367	208,073	10,706	5.42%
	Net Operating Income	47,013	56,427	9,414	20.02%
Replacement Rsv Deposit					
800	General	27,688	13,590	(14,098)	-50.92%
800.1	Street Repair	13,730	28,737	15,007	109.30%
	Tree Trim	2,745	6,906	4,161	151.59%
	Irrigation	2,850	7,194	4,344	152.42%
	Emergency Fund	-	-	-	
	Total Replacement Reserve	47,013	56,427	9,414	
	Net Residual Cash	-	0		