

La Frontera 2026 Budget

237	255 homes							
	2023	Actuals thru 2023	2024	Actuals thru 2024	2025	Actuals thru 3rd QTR	Expected Actuals thru 2025	2026
OPERATING FUND INCOME	\$ 660.00		\$ 700.00		\$ 700.00			\$ 700.00
Assessments	\$ 111,540.00	\$ 124,399.93	\$ 142,100.00	\$ 119,715.78	\$ 165,900.00	\$ 146,675.00	\$ 157,500.00	\$ 178,500.00
Capitalization Income**	\$ 8,000.00	\$ 27,500.00	\$ -	\$ 24,000.00	\$ -	\$ 28,000.00	\$ 30,000.00	\$ -
Interest Income	\$ 135.00	\$ 175.38	\$ 180.00	\$ 32.20	\$ 180.00	\$ 538.42	\$ 650.00	\$ 180.00
TOTAL OPERATING FUND INCOME	\$ 119,675.00	\$ 152,075.31	\$ 142,280.00	\$ 143,747.98	\$ 166,080.00	\$ 175,213.42	\$ 188,150.00	\$ 178,680.00
OPERATING FUND EXPENSES								
UTILITIES								
Electric	\$ 2,200.00	\$ 2,495.46	\$ 2,850.00	\$ 1,018.07	\$ 1,900.00	\$ 806.77	\$ 1,200.00	\$ 1,900.00
Water	\$ 28,500.00	\$ 23,891.15	\$ 28,500.00	\$ 13,188.99	\$ 28,500.00	\$ 18,492.09	\$ 26,750.00	\$ 32,000.00
TOTAL UTILITIES	\$ 30,700.00	\$ 26,386.61	\$ 31,350.00	\$ 14,207.06	\$ 30,400.00	\$ 19,298.86	\$ 27,950.00	\$ 33,900.00
LANDSCAPE MAINTENANCE								
Landscape Maintenance Contract*	\$ 60,000.00	\$ 63,571.51	\$ 65,000.00	\$ 46,591.83	\$ 65,000.00	\$ 47,575.02	\$ 63,416.25	\$ 72,000.00
Landscape Maint/Repair & Extras	\$ 3,308.00	\$ 4,760.88	\$ 5,500.00	\$ 6,249.88	\$ 7,500.00	\$ 5,509.94	\$ 6,800.00	\$ 9,500.00
Backflow Testing	\$ 350.00	\$ 3,604.80	\$ 350.00	\$ 1,590.90	\$ 680.00	\$ 660.00	\$ 660.00	\$ 900.00
Irrigation Repairs	\$ 4,000.00	\$ 4,942.70	\$ 5,000.00	\$ 16,061.46	\$ 5,000.00	\$ 7,493.75	\$ 9,100.00	\$ 11,000.00
TOTAL LANDSCAPE MAINTENANCE	\$ 67,658.00	\$ 76,879.89	\$ 75,850.00	\$ 70,494.07	\$ 78,180.00	\$ 61,238.71	\$ 79,976.25	\$ 93,400.00
COMMON AREA MAINTENANCE								
Holiday Decoration***	\$ 2,400.00	\$ 2,257.01	\$ 2,400.00	\$ 2,257.01	\$ 2,400.00	\$ -	\$ 3,250.00	\$ 3,250.00
Splash Pad Maintenance	\$ 1,500.00	\$ 3,563.26	\$ 4,000.00	\$ 570.00	\$ 4,000.00	\$ 2,948.51	\$ 2,500.00	\$ 4,000.00
Pet Waste		\$ 816.13	\$ 900.00	\$ 1,076.54	\$ 1,600.00	\$ 1,111.73	\$ 1,526.77	\$ 1,600.00
General Repair Monuments	\$ 350.00	\$ 318.57	\$ 750.00	\$ 24.90	\$ 4,800.00	\$ -	\$ -	\$ 4,800.00
TOTAL COMMON AREA MAINTENANCE	\$ 4,250.00	\$ 6,138.84	\$ 8,050.00	\$ 2,851.91	\$ 12,800.00	\$ 2,948.51	\$ 5,750.00	\$ 13,650.00
GENERAL & ADMINISTRATIVE								
Property Management Fees	\$ 11,280.00	\$ 12,000.00	\$ 13,000.00	\$ 8,940.00	\$ 13,000.00	\$ 9,790.00	\$ 13,045.00	\$ 14,000.00
Copies/Printing	\$ 350.00	\$ 798.23	\$ 400.00	\$ 364.58	\$ 550.00	\$ 389.82	\$ 600.00	\$ 750.00
Postage	\$ 350.00	\$ 544.75	\$ 650.00	\$ 712.98	\$ 925.00	\$ 529.61	\$ 890.00	\$ 925.00
Website	\$ 420.00	\$ 515.00	\$ 550.00	\$ 335.90	\$ 550.00	\$ 411.90	\$ 490.00	\$ 550.00
Tax Return	\$ 400.00	\$ 450.00	\$ 500.00	\$ 450.00	\$ 500.00	\$ 450.00	\$ 450.00	\$ 500.00
Legal Expenses	\$ 250.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 75.00	\$ -	\$ 3,500.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 13,050.00	\$ 14,307.98	\$ 16,600.00	\$ 10,803.46	\$ 17,025.00	\$ 11,646.33	\$ 15,475.00	\$ 20,225.00

COMMITTEES & EVENTS								
Social Events	\$ 250.00	\$ -	\$ 250.00	\$ 146.06	\$ 250.00	\$ 245.46	\$ 245.46	\$ 2,000.00
TOTAL COMMITTEES & EVENTS	\$ 250.00	\$ -	\$ 250.00	\$ 146.06	\$ 250.00	\$ 245.46	\$ 245.46	\$ 2,000.00
INSURANCE AND TAXES								
General Liability & Property	\$ 2,800.00	\$ 3,467.00	\$ 3,750.00	\$ 3,712.00	\$ 3,750.00	\$ 3,881.00	\$ 3,881.00	\$ 3,528.00
D & O Insurance	\$ 967.00	\$ 967.00	\$ 1,040.00	\$ 2,376.36	\$ 1,040.00	\$ 2,614.00	\$ 2,614.00	\$ 2,890.00
TOTAL INSURANCE & TAXES	\$ 3,767.00	\$ 4,434.00	\$ 4,790.00	\$ 6,088.36	\$ 4,790.00	\$ 6,495.00	\$ 6,495.00	\$ 6,418.00
TOTAL OPERATING FUND EXPENSES	\$ 119,675.00	\$ 128,147.32	\$ 136,890.00	\$ 104,590.92	\$ 143,445.00	\$ 101,872.87	\$ 135,891.71	\$ 169,593.00
OPERATING FUND NET INCOME	\$ -	\$ 23,927.99	\$ 5,390.00	\$ 39,157.06	\$ 22,635.00	\$ 73,340.55	\$ 52,258.29	\$ 9,087.00
TRANSFER TO RESERVE						\$ 52,258.29	\$ 9,087.00	