

Veramendi Residential Master Community

	2026 Budget	2026 Budget Draft to 2025 Forecast Variance	Percentage Change to Forecast	Notes
<b>REVENUE</b>				
<b>ASSESSMENT REVENUE</b>				
Association Assessments	861,564	233,176	27%	
Builder Assessments	91,683	39,175	43%	
SSA Assessments	84,180	39,180	47%	
Builder SSA Assessments	-	-17,188	0%	
Reserve Assessment Contributions	-105,108	-105,108	100%	Reserve Contributions as a reduction to assessments per GAAP
<b>ASSESSMENT REVENUE TOTAL</b>	<b>932,319</b>	<b>189,236</b>	<b>20%</b>	
<b>PROPERTY TRANSFER FEE</b>				
Working Capital	120,000	52,100	43%	
Reserve Contribution Fee	32,400	5,700	18%	
Reserve Contribution Fee Transfer	-32,400	-32,400	100%	
<b>PROP TRANSFER FEE TOTAL</b>	<b>120,000</b>	<b>25,400</b>	<b>21%</b>	
<b>ENFORCEMENT FEE</b>				
Design Review Fee	-	-	0%	
Fines	-	375	0%	
Collection Fees	-	-9,616	0%	
Late Fees	-	-2,864	0%	
Renter Setup Fee	-	-125	0%	
Late Fees & Interest	-	-	0%	
Legal Fee Reimbursement	-	-	0%	
Reimbursable Fees	-	-	0%	
Returned Deposit Fee	-	-410	0%	
<b>ENFORCEMENT FEE TOTAL</b>	<b>-</b>	<b>-12,639</b>	<b>-</b>	
<b>PROGRAM &amp; AMENITY REVENUES</b>				
Facility & Park Rental	-	-	0%	
Maintenance Service Reimbursement	-	-	0%	
Fitness Program Revenue	-	-	0%	
Wellness Sponsorships	-	-	0%	
Community Program Revenue	4,000	4,000	100%	Sponsorship dollars for engagement signature events
Program Sponsorship	-	-	0%	
Lifestyle Journal/Advertising Revenue	-	-	0%	
<b>PROG &amp; AMENITY TOTAL</b>	<b>4,000</b>	<b>4,000</b>	<b>100%</b>	
<b>RESERVE CONTRIBUTION</b>				
Reserve Contributions	-	-	0%	
Reserve Fund-COE	-	-	0%	
<b>RESERVE CONTRIBUTION TOTAL</b>	<b>-</b>	<b>-</b>	<b>0%</b>	
<b>OTHER REVENUE</b>				
Card Access Sales	-	25	0%	
Interest	-	207	0%	
Bank Interest	-	-338	0%	
WID Cost Sharing	33,860	-9,630	-28%	Fcst includes November 2024 Wid Payment
Adjustments-Prev Mgmt Co	-	-6,137	0%	
<b>OTHER REVENUE TOTAL</b>	<b>33,860</b>	<b>-15,874</b>	<b>-47%</b>	
<b>REVENUE OFFSETS</b>				
Reimbursement Receipts	-	-1,218	0%	
<b>REVENUE OFFSETS TOTAL</b>	<b>-</b>	<b>-1,218</b>	<b>0%</b>	
<b>TOTAL REVENUE</b>	<b>1,090,179</b>	<b>188,905</b>	<b>95%</b>	
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Accounting Fee	5,200	100	-2%	Audit budgeted for 2026 causing increase.
Staff Development & Recognition	3,000	-3,000	100%	Professional Development & Continuing Education
Bad Debt	-	-	0%	
Bank Charges	600	1,077	-64%	
Computer Srv & Supplies	3,000	91	-3%	
Coupons & Statements	3,000	6,767	-69%	Large Mailing done early in the year, not going to occur in 2026

Depreciation & Amortization	-	-	0%	
Dues & Subscription	-	135	-100%	Consolidated with 51050 for 2026
Insurance	41,460	-17,829	75%	Increase to 37.6k annually for 7/25-6/26 + 20% starting 7/26
Interest Expense	-	-	0%	
Legal Services - Enforcement	-	-	0%	
Legal Services - General Counsel	3,600	-1,724	92%	
Legal Services - Collections	-	-	0%	
Management Fee - Staffing	208,946	-14,033	7%	
Management Fee - Tech	1,920	-80	4%	Cell Phone Stipend
Management Fee - Door	49,434	-9,283	23%	Based on Absorption at 3.50 per unit
Management Fee - Ambassador	-	-	0%	Pool Monitor moved to Security
Management Collection Fees	-	14,557	-100%	
Meetings	1,750	1,871	-52%	Annual meeting expense happened twice in forecast due to prior mgmt cancellation
Mileage/Auto	-	5	-100%	
Vehicle Expense	-	-	0%	
Office Equipment/Furniture	2,835	-2,813	13019%	
Office Equipment Repair	-	-	0%	
Office Supplies	10,380	-4,555	78%	
Permits & Licenses	-	-	0%	
Postage	1,500	-29	2%	
Professional Fees	-	165	-100%	
Property & Sales Tax	25,000	11,049	-31%	
Reserve Study	7,000	-7,000	0%	
Storage	-	-	0%	
Telephone, Internet & Cable	-	-	0%	
Uniforms & Clothing	-	-	0%	
<b>ADMINISTRATIVE TOTAL</b>	<b>368,625</b>	<b>-24,530</b>	<b>7%</b>	
<b>COMMUNICATIONS</b>				
Digital Tools & Support	7,308	7,104	-49%	Website builder in 2025 in forecast. Mail Chimp, Event Create, Monthly Website
<b>COMMUNICATIONS TOTAL</b>	<b>7,308</b>	<b>7,104</b>	<b>-49%</b>	
<b>UTILITIES</b>				
Electric Service	28,200	-3,486	14%	
Gas Service	1,020	-700	218%	
Water Service	172,200	-25,784	18%	
<b>UTILITIES TOTAL</b>	<b>201,420</b>	<b>-29,970</b>	<b>17%</b>	
<b>LANDSCAPING</b>				
Irrigation System	6,000	5,272	-47%	Adjusted for anticipated repairs
Landscape Maintenance	303,710	-16,075	6%	Fcst includes Catch up for Nov Maintenance
Landscape Refurbishment	1,200	-21	2%	
Tree Maintenance	25,000	-7,139	40%	Based on Tree Man Solutions Proposal
<b>LANDSCAPING TOTAL</b>	<b>335,910</b>	<b>-17,963</b>	<b>6%</b>	
<b>AMENITY MAINTENANCE</b>				
General Repair & Maintenance	12,192	-2,283	23%	Adjusted in 2026 based on trend
Building Maint - Repairs & Supplies	-	801	-100%	
Facility Attendant	-	-	0%	
Facility Security Access System	4,521	2,428	-35%	Contract rate plus semi annual purchases of passes
Gate Access Repairs & Supplies	2,400	-2,400	0%	
Internet & TV	648	96	-13%	54 a month AT&T
Janitorial	41,525	-337	1%	Reaching out to Vendor for missing invoices in Q1 & Q2
Lighting & Electric	-	-	0%	
Pest Control	9,300	577	-6%	Adjusted based on Monthly Contract
Plumbing	-	0	-100%	
Pool Maintenance	46,380	7,905	-15%	
Pool Repairs	12,000	12,224	-50%	
Pool Supplies	-	1,616	-100%	
Security	12,500	758	-6%	Pool Gate Monitors
Site Signage	-	1,046	-100%	
Wall & Fence	9,732	-9,732	0%	
Waste Services	-	-	0%	
Fountains/Ponds/ Lakes	42,000	-4,010	11%	Adjusted for additional basins coming online in 2025/2026
<b>AMENITY MAINTENANCE TOTAL</b>	<b>193,198</b>	<b>8,690</b>	<b>-4%</b>	
<b>COMMUNITY ENGAGEMENT</b>				
Civic Programs	-	595	-100%	
Community Welcoming Program	6,400	-5,060	378%	1k a quarter for warm welcome plus \$10 per resale & residential closings for welcome letter

Community Wide Programs	27,000	-18,701	225%	
Entertainment Licenses	-	-	0%	
Special Events	-	-	0%	
Holiday Decorations	10,000	2,302	-19%	
Community Program & Supplies	-	-	0%	
<b>COMMUNITY ENGAGEMENT TOTAL</b>	<b>43,400</b>	<b>-20,864</b>	<b>93%</b>	
<b>OTHER EXPENSES</b>				
Reserve Contribution	-	93,588	-100%	Contributions listed as reduction to assessments per GAAP for 2026
Reserve Contribution Fee Transfer	-	26,700	-100%	
<b>OTHER EXPENSES TOTAL</b>	<b>-</b>	<b>120,288</b>	<b>-100%</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>1,149,861</b>	<b>42,755</b>	<b>-4%</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>-59,682</b>	<b>231,661</b>	<b>-80%</b>	
				Reserve Bal EOY 2025
				Est 2026 EOY
				273,917
				411,425