

PRADERA HOMEOWNERS ASSOCIATION

February 1, 2025 - January 31, 2026

Adopted Budget

G/L	Account	2024 - 2025 Adopted			2025-2026 Adopted
	Income				
40000	Maintenance Assessments	\$546,007.00			\$494,070
40010	Homeowner Interest	\$0.00			\$0
40011	Late Fee Income	\$0.00			\$0
40045	Deferred Cable Income	\$3,478.00			\$0
40051	Gate Remote Income	\$0.00			\$0
40065	Violation Income	\$0.00			\$0
40100	Legal Recovery	\$0.00			\$0
40115	Administrative Fee	\$0.00			\$0
40235	Prior Year Surplus	\$5,000.00			\$0
	Total Revenue	\$554,485.00			\$494,070
	Expenses				
UTILITIES					
54050	Electricity	\$11,000.00			\$11,000
54052	Electricity - Pool	\$7,500.00			\$8,000
54060	Cable	\$183,000.00			\$163,000
54070	Water & Sewer	\$1,500.00			\$1,500
	Total Utilities	\$203,000.00			\$183,500
CONTRACTS					
61010	Non-routine Management Fees	\$0.00			
	Total Contracts	\$0.00			\$0.00
GENERAL REPAIRS & MAINTENANCE					
60075	Janitorial	\$5,750.00			\$5,940
61020	Pool Maintenance	\$6,500.00			\$6,540
70060	General Repairs & Supplies	\$9,000.00			\$12,000
70070	Holiday Lights	\$5,750.00			\$6,000
70095	Pool Repairs / Supplies	\$3,500.00			\$3,500
71120	Special Projects	\$4,000.00			\$8,500
71150	Gate Repairs	\$6,500.00			\$10,000
	Total General Repairs & Maint	\$41,000.00			\$52,480
GROUNDS MAINTENANCE					
60079	Tree Trimming	\$30,000.00			\$35,000
60090	Lawn Maintenance	\$48,000.00			\$46,200
60095	Exterior Pest Control	\$23,000.00			\$23,690
61065	Irrigation Maintenance	\$6,500.00			\$6,600
70073	Irrigation Repairs	\$10,000.00			\$10,000
70079	Mulch - Common Areas	\$4,300.00			\$4,350
70135	Landscape Improve/Replace	\$6,000.00			\$6,000
71026	Pressure Cleaning	\$4,000.00			\$4,000
	Total Grounds Maintenance	\$131,800.00			\$135,840
SECURITY					
61060	Security Monitoring	\$37,730.00			\$38,000
71105	Security / Access Control	\$2,000.00			\$2,500
	Total Security	\$39,730.00			\$40,500
ADMINISTRATION					
50005	Audit	\$1,000.00			\$2,100
50045	Legal Fees	\$2,000.00			\$2,000
50051	Taxes/Licenses/Fees	\$1,000.00			\$1,000
50081	Copies/Postage/Mailings	\$3,600.00			\$3,600
50083	Prepaid Loan Closing Costs	\$256.00			
50114	Loan Principal & Interest	\$58,799.00			
50145	Website	\$1,800.00			\$1,800
52030	Insurance	\$17,500.00			\$17,000
61000	Management Fee	\$25,000.00			\$26,250
	Total Administration Expenses	\$110,955.00			\$53,750
RESERVES					
90070	Reserves - General	\$28,000.00			\$28,000
	Total Reserves	\$28,000.00			\$28,000
	TOTAL EXPENSES	\$554,485.00			\$494,070
	NET INCOME/(LOSS)	\$0.00			\$0
		Adopted 2024			Adopted 2025
	Annual Maintenance	3,714			\$3,361
	Monthly Maintenance	310			\$280