

La Casa Bianco Condominium Owners Association 2026 Budget Final Approved				
	Account	Description	2025 Budget	2026 Budget
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>INCOME ASSESSMENTS OPERATING</b>				
	40-4010-00	Operating Assessments	\$759,715.00	\$828,088.00
<b>OTHER INCOME - OPERATING</b>				
	41-4100-00	Late Fees	\$2,000.00	\$2,000.00
	41-4102-00	Legal Reimbursements	\$800.00	\$800.00
	41-4104-00	Move In/Move Out Fees	\$7,000.00	\$9,000.00
	41-4105-00	Lease Fees	\$0.00	\$0.00
	41-4106-00	Key/Lock/Card Fees	\$0.00	\$0.00
	41-4107-00	NSF Fees	\$0.00	\$0.00
	41-4110-00	Repair and Maintenance Chargeback	\$5,500.00	\$4,000.00
	41-4121-00	Rules and Violations	\$2,800.00	\$2,000.00
	41-4151-00	Laundry Income	\$26,000.00	\$31,500.00
	41-4199-00	Other Income - Operating	\$0.00	\$0.00
<b>New</b>				
<b>Income Accounts Total</b>			<b>\$803,815.00</b>	<b>\$877,388.00</b>
<b>Expense Accounts</b>				
<b>UTILITIES</b>				
	72-7201-00	Electric	\$48,000.00	\$55,000.00
	72-7202-00	Water	\$25,000.00	\$25,000.00
	72-7207-00	Telephone	\$1,100.00	\$0.00
	72-7208-00	Scavenger Service	\$30,000.00	\$33,000.00
<b>MAINTENANCE &amp; BUILDING EXPENSES</b>				
	74-7401-00	Janitorial Contract	\$42,000.00	\$48,000.00
	74-7403-00	Exterminating Contract	\$3,500.00	\$3,700.00
	74-7412-00	Plumbing Repairs and Maintenance	\$48,000.00	\$40,000.00
	74-7414-00	Electrical Repairs and Maintenance	\$10,000.00	\$12,000.00
	74-7415-00	Key, Locks, Door Closers	\$800.00	\$1,500.00
	74-7416-00	Hardware Supplies	\$9,200.00	\$14,500.00
	74-7417-00	HVAC Repairs and Maintenance	\$2,600.00	\$3,000.00
	74-7418-00	Roof Repairs & Maintenance	\$1,000.00	\$1,000.00
	74-7420-00	Gutters & Downspouts	\$6,000.00	\$7,600.00
	74-7421-00	Painting	\$7,000.00	\$3,000.00
	74-7426-00	Balcony Repairs	\$1,000.00	\$1,000.00
	74-7427-00	Concrete Maintenance	\$5,500.00	\$3,000.00
	74-7429-00	Masonry and Tuckpointing	\$2,000.00	\$2,000.00
	74-7431-00	Fire Protection	\$5,000.00	\$3,000.00
	74-7433-00	Patio/Balcony Door Maintenance & Repair	\$10,000.00	\$5,000.00
	74-7434-00	Plaster/Drywall	\$9,500.00	\$5,000.00
	74-7437-00	Intercom Repairs & Maintenance	\$1,000.00	\$1,000.00
	74-7439-00	Entry Door Repairs	\$2,000.00	\$2,000.00
	74-7441-00	Interior Maintenance	\$0.00	\$0.00
	74-7443-00	Carpentry	\$5,000.00	\$3,383.00
	74-7445-00	Fence Maintenance and Repairs	\$3,000.00	\$3,000.00

	74-7450-00	Security	\$12,000.00	\$6,500.00
	74-7498-00	Miscellaneous Repairs and Maintenance	\$30,000.00	\$21,000.00
	74-7499-00	Other Building Services Expense	\$8,750.00	\$10,000.00
<b>POOL</b>				
	76-7600-00	Pool Contract	\$15,000.00	\$23,000.00
	76-7601-00	Pool Supplies	\$0.00	\$1,500.00
	76-7602-00	Pool Repairs and Maintenance	\$15,000.00	\$8,000.00
	76-7606-00	Pool Open/Close	\$0.00	\$2,000.00
	76-7699-00	Pool - Other Expenses	\$5,000.00	\$5,000.00
<b>GROUNDS MAINTENANCE</b>				
	78-7800-00	Landscape Contract	\$22,000.00	\$22,000.00
	78-7801-00	Landscape Additional	\$9,000.00	\$9,000.00
	78-7806-00	Tree Maintenance	\$5,200.00	\$3,000.00
	78-7810-00	Snow Removal Contract	\$18,000.00	\$18,000.00
	78-7811-00	Snow Removal - Additional	\$15,000.00	\$17,000.00
	78-7812-00	Salting	\$3,000.00	\$5,000.00
	78-7821-00	Irrigation - Repairs and Maintenance	\$500.00	\$500.00
	78-7841-00	Signage	\$1,000.00	\$500.00
	78-7890-00	Other Grounds Maintenance Expense	\$15,000.00	\$10,000.00
<b>GENERAL &amp; ADMINISTRATIVE</b>				
	85-8501-00	Office Expense	\$15,258.00	\$16,597.00
	85-8502-00	Management Fees	\$48,000.00	\$49,000.00
	85-8503-00	Legal Expense - Unit Owner	\$1,000.00	\$1,000.00
	85-8504-00	Legal Expense - General	\$5,100.00	\$7,000.00
	85-8505-00	Other Professional Fees	\$7,000.00	\$3,000.00
	85-8506-00	Accounting/Tax Preparation	\$375.00	\$375.00
	85-8508-00	State Licensing Fees	\$0.00	\$12,000.00
	85-8514-00	Bad Debt Expense	\$300.00	\$0.00
	85-8515-00	Bank Fees - Operating	\$300.00	\$300.00
	85-8525-00	Permits	\$1,200.00	\$1,200.00
	85-8526-00	Inspections	\$9,500.00	\$4,000.00
<b>INSURANCE</b>				
	86-8600-00	Insurance Expense	\$179,132.00	\$219,233.00
<b>RESERVE TRANSFERS</b>				
	90-9000-00	Transfers to Reserve Fund	\$84,000.00	\$126,000.00
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$803,815.00</b>	<b>\$877,388.00</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Accounts</b>				
<b>Income Accounts</b>				
<b>INCOME ASSESSMENT - RESERVE</b>				
	45-4510-00	Reserve Transfer Income	\$84,000.00	\$126,000.00
<b>OTHER INCOME - RESERVE</b>				
	46-4650-00	Interest Income - Bank - Reserve	\$4,000.00	\$3,500.00
<b>New</b>				
<b>Income Accounts Total</b>			<b>\$88,000.00</b>	<b>\$129,500.00</b>

<b>Expense Accounts</b>				
<b>RESERVE EXPENSES</b>				
	91-9100-00	Reserve Expense	\$45,588.00	\$0.00
	91-9110-00	Loan Expense	\$31,510.00	\$102,720.48
	91-9111-00	Loan Interest	\$10,902.00	\$0.00
	91-9135-00	Bank Fees - Reserve	\$0.00	\$0.00
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$88,000.00</b>	<b>\$102,720.48</b>
<b>Reserve Accounts Net</b>			<b>\$0.00</b>	<b>\$26,779.52</b>

**Remark**

9% increase

Pool Phone Disconnected