

Taracomo Townhomes Condominium Association, Inc. - Approved Budget 2026

Expenses		Profit and Loss 2025	2025 Annual Approved Budget	2025 Monthly Approved Budget	2026 Annual Approved Budget	2026 Monthly Approved Budget
Income						
Parking Decal Renewals			\$ 3,000.00	\$ 250.00	\$ 3,000.00	\$ 250.00
Pool Key			\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00
Clubhouse Rental			\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00
Bank Interest			\$ 240.00	\$ 20.00	\$ 240.00	\$ 20.00
Violation Fees						
Assessment Late Fee			\$ 1,800.00	\$ 150.00	\$ 1,800.00	\$ 150.00
Monthly Assessment			\$ 776,436.00	\$ 64,703.00	\$ 779,651.00	\$ 64,970.00
Total Annual Income			\$ 782,076.00	\$ 65,173.00	\$ 785,291.00	\$ 65,440.00
% per unit	# of Units	Old	New			
0.9095	32	\$ 589.00	\$ 595.00			
0.8948	29	\$ 579.00	\$ 586.00			
0.7618	59	\$ 493.00	\$ 499.00			
Administrative Expenses						
Year End Accounting		\$ 10,200.00	\$ 10,200.00	\$ 850.00	\$ 10,200.00	\$ 850.00
Legal Fees		\$ 26,092.00	\$ 7,920.00	\$ 660.00	\$ 6,000.00	\$ 500.00
Annual Condo Fees		\$ 480.00	\$ 480.00	\$ 40.00	\$ 480.00	\$ 40.00
Licenses and Permits		\$ 2,094.00	\$ 3,600.00	\$ 300.00	\$ 3,600.00	\$ 300.00
Bad Debt			\$ 3,480.00	\$ 290.00	\$ 3,480.00	\$ 290.00
Office Supplies		\$ 151.00	-	-	-	-
Printing and Reproduction		\$ 4,372.00	\$ 1,440.00	\$ 120.00	\$ 1,920.00	\$ 160.00
Management Service Contract		\$ 36,000.00	\$ 36,000.00	\$ 3,000.00	\$ 36,000.00	\$ 3,000.00
Other Management Expenses			\$ 1,200.00	\$ 100.00	\$ 1,200.00	\$ 100.00
Bank Services Charge			\$ 240.00	\$ 20.00	\$ 240.00	\$ 20.00
Total			\$ 64,560.00	\$ 5,380.00	\$ 63,120.00	\$ 5,260.00
Contract Services						
Cable Contract		\$ 108,000.00	\$ 114,000.00	\$ 9,500.00	\$ 105,600.00	\$ 8,800.00
Security/Parking Services		\$ 13,345.00	\$ 12,000.00	\$ 1,000.00	\$ 9,600.00	\$ 800.00
Maintenance Personel		\$ 20,850.00	\$ 22,950.00	\$ 1,912.00	\$ 22,950.00	\$ 1,912.00

Lake/Pond Maintenance		\$ 1,800.00	\$ 1,800.00	\$ 150.00	\$ 1,800.00	\$ 150.00
Website Maintenance					\$ 300.00	\$ 25.00
Lawn Maintenance		\$ 35,800.00	\$ 28,800.00	\$ 2,400.00	\$ 33,600.00	\$ 2,800.00
Pool/Spa Services		\$ 12,907.00	\$ 10,200.00	\$ 850.00	\$ 11,400.00	\$ 950.00
Trash Removal		\$ 26,625.00	\$ 31,200.00	\$ 2,600.00	\$ 27,600.00	\$ 2,300.00
Total			\$ 220,950.00	\$ 18,412.00	\$ 212,850.00	\$ 17,737.00
Insurance						
Multiperil/Property Insurance		\$ 290,440.00	\$ 312,000.00	\$ 26,000.00	\$ 312,000.00	\$ 26,000.00
Total			\$ 312,000.00	\$ 26,000.00	\$ 312,000.00	\$ 26,000.00
Repairs and Maintenance						
Building Repairs			\$ 1,980.00	\$ 165.00	\$ 2,400.00	\$ 200.00
Electric Repairs			\$ 1,980.00	\$ 165.00	\$ 2,400.00	\$ 200.00
General Repairs and Maint.		\$ 38,200.00	\$ 1,980.00	\$ 165.00	\$ 2,400.00	\$ 200.00
Plumbing Repairs		\$ 17,450.00	\$ 12,000.00	\$ 1,000.00	\$ 14,400.00	\$ 1,200.00
Pool Repairs			\$ 4,000.00	\$ 333.00	\$ 4,000.00	\$ 333.00
Furniture/Equipment Maint.			\$ 1,200.00	\$ 100.00	\$ 1,200.00	\$ 100.00
Roof Repair		\$ 57,800.00	\$ 12,000.00	\$ 1,200.00	\$ 28,800.00	\$ 2,400.00
Debris Pick-Up			\$ -	\$ -	\$ 3,600.00	\$ 300.00
Tree Trimming (small/partial)			\$ 4,000.00	\$ 333.00	\$ 4,000.00	\$ 333.00
Pest Control/Termites		\$ 2,255.00	\$ -	\$ -	\$ 3,600.00	\$ 300.00
Maintenance Supplies, Tools and Equipments		\$ 1,664.00	\$ 1,200.00	\$ 100.00	\$ 1,281.00	\$ 107.00
Total			\$ 40,340.00	\$ 3,561.00	\$ 68,081.00	\$ 5,673.00
Reserves						
Reserve Funds			\$ 96,000.00	\$ 8,000.00	\$ 48,000.00	\$ 4,000.00
Total			\$ 96,000.00	\$ 8,000.00	\$ 48,000.00	\$ 4,000.00
Utilities						
Electricity		\$ 11,700.00	\$ 10,200.00	\$ 850.00	\$ 13,200.00	\$ 1,100.00
Common Area Water and Sewer		\$ 97,400.00	\$ 30,000.00	\$ 2,500.00	\$ 62,400.00	\$ 5,200.00
Total			\$ 40,200.00	\$ 3,350.00	\$ 75,600.00	\$ 6,300.00
Total Annual Budget (Expenses-Income)			\$ 774,050.00	\$ 64,703.00	\$ 779,651.00	\$ 64,970.00