

Esplanade Approved 2026 Operating Budget

		2025	2025	Actual	Year End Projected		2026 Per Unit	2025 Per Unit	Inc/Dec
60	Units	Monthly	Budget	9/30/25	12/31/2025	2026 Budget	Per Month	Per Month	Unit/Month
	Income:								
300010	Regular Assessments	38,575.13	462,901.53	347,175.00	462,900.00	519,717.57	721.83	642.92	78.91
300015	RSV Assessments	14,225.00	170,700.00	128,025.00	170,700.00	175,800.00	244.17	237.08	7.08
300110	Special Assessment			395,954.02	395,954.02				
300410	Late Fees	0.00	0.00	1,105.31	1,105.31	0.00	0.00	0.00	0.00
300610	Collection Fees			607.50	607.50				
300710	Interest Income	0.00	0.00	930.73	1,240.97	0.00	0.00	0.00	0.00
301010	Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301030	Application Fees	0.00	0.00	500.00	500.00	0.00	0.00	0.00	0.00
301050	Insurance Claim Receipts	0.00	0.00	9,890.28	9,890.28	0.00	0.00	0.00	0.00
	Total Income	52,800.13	633,601.53	884,187.84	1,042,898.08	695,517.57	966.00	880.00	85.99
	Expenses:								
	Administrative:								
411810	IT/Web Services	175.00	2,100.00	1,375.00	1,833.33	175.00	0.24	2.92	(2.67)
412110	Management Contract	1,091.80	13,101.60	9,826.20	13,101.60	14,400.00	20.00	18.20	1.80
412310	Accounting Expense	0.00	0.00	0.00	0.00	6,000.00	8.33	0.00	8.33
412515	Office Admin	250.00	3,000.00	3,213.97	4,285.29	3,500.00	4.86	4.17	0.69
412910	Legal Services	83.33	1,000.00	1,861.01	2,481.35	2,000.00	2.78	1.39	1.39
413110	Corp Annual Report	5.10	61.25	61.25	61.25	61.25	0.09	0.09	0.00
413310	Licenses & Fees	25.00	300.00	240.00	240.00	240.00	0.33	0.42	(0.08)
414411	Meeting Space	50.00	600.00	250.00	250.00	300.00	0.42	0.83	(0.42)
	Total Administrative Exp	1,680.24	20,162.85	16,827.43	22,252.82	26,676.25	37.05	28.00	9.05
	Insurance								
441410	Insurance	13,750.00	165,000.00	132,058.17	176,077.56	181,500.00	252.08	229.17	22.92
	Total Insurance Expense	13,750.00	165,000.00	132,058.17	176,077.56	181,500.00	252.08	229.17	22.92
	Landscaping								
485180	Mulch	333.33	4,000.00	0.00	0.00	5,000.00	6.94	5.56	1.39
511110	Landscape Contract	3,142.74	37,712.88	32,999.18	43,998.91	66,000.00	91.67	52.38	39.29
511210	Landscape Non Contract	416.67	5,000.00	535.16	713.55	10,000.00	13.89	6.94	6.94
511910	Irrigation Repairs	250.00	3,000.00	1,790.17	2,386.89	3,000.00	4.17	4.17	0.00
512410	Plant/Tree Replacement	83.33	1,000.00	0.00	0.00	1,000.00	1.39	1.39	0.00
	Total Landscaping Expense	4,226.07	50,712.88	35,324.51	47,099.35	85,000.00	118.06	70.43	47.62
	Other Expense								
630000	Special Assessment Expenses	0.00	0.00	395,954.02	395,954.02		0.00	0.00	0.00
650000	Insurance Claim Expenses	0.00	0.00	9,890.28	9,890.28		0.00	0.00	0.00
	Total Other Expense	0.00	0.00	405,844.30	405,844.30	0.00	0.00	0.00	0.00
	Pool								
531110	Pool Maint Contract	520.00	6,240.00	4,680.00	6,240.00	6,552.00	9.10	8.67	0.43
532610	Pool & Spa Repairs	208.33	2,500.00	1,328.47	1,771.29	1,500.00	2.08	3.47	(1.39)
533010	Pool Permit	37.50	450.00	450.70	600.93	450.00	0.63	0.63	0.00
	Total Pool Expense	765.83	9,190.00	6,459.17	8,612.23	8,502.00	11.81	12.76	(0.96)
	Repairs & Maintenance								
472310	Elevator Contract	900.90	10,810.80	8,046.00	10,728.00	11,264.40	15.65	15.02	0.63
472410	Elevator Repair/Maint	83.33	1,000.00	258.64	344.85	1,000.00	1.39	1.39	0.00
472420	Elevator Phone Lines	399.00	4,788.00	4,108.30	5,477.73	5,292.00	7.35	6.65	0.70
472510	Elevator Permits	37.50	450.00	450.00	600.00	450.00	0.63	0.63	0.00
481210	Fire Equip Inspector	208.33	2,500.00	3,018.48	4,024.64	3,000.00	4.17	3.47	0.69
481410	FHA Expenses	0.00	1,000.00	1,800.00	2,400.00		0.00	1.39	(1.39)
481512	HVAC Svc & Maintenance	147.92	1,775.00	622.00	829.33	2,000.00	2.78	2.47	0.31
481514	Fire Alarm Monitoring	289.58	3,475.00	2,811.60	3,748.80	3,375.00	4.69	4.83	(0.14)
483310	Lighting/Electric Repair	166.67	2,000.00	1,018.80	1,358.40	1,500.00	2.08	2.78	(0.69)
484514	Fire Equip Maint	731.25	8,775.00	6,990.97	9,321.29	8,940.00	12.42	12.19	0.23
491210	Gate Repair/Maint	158.33	1,900.00	4,641.44	6,188.59	1,900.00	2.64	2.64	0.00
501110	Janitorial	2,193.50	26,322.00	19,245.87	25,661.16	16,956.00	23.55	36.56	(13.01)
501610	Maint/Repairs	2,333.33	28,000.00	10,973.52	14,631.36	12,000.00	16.67	38.89	(22.22)
501710	Maintenance Person	0.00	2,500.00	2,691.37	3,588.49	17,500.00	24.31	3.47	20.83
522210	Pest Control	416.67	5,000.00	2,351.32	3,135.09	5,041.92	7.00	6.94	0.06
	Total Repairs & Maint Expense	8,066.32	100,295.80	69,028.31	92,037.75	90,219.32	125.30	139.30	(14.00)
	Utility								
461110	Electric	2,500.00	30,000.00	23,230.19	30,973.59	31,820.00	44.19	41.67	2.53
461310	Water/Sewer	300.00	3,600.00	3,389.23	4,518.97	4,000.00	5.56	5.00	0.56
461315	Irrigation Water	500.00	6,000.00	1,374.24	1,832.32	3,000.00	4.17	8.33	(4.17)
461410	Trash	2,745.00	32,940.00	13,907.31	18,543.08	25,000.00	34.72	45.75	(11.03)
461610	Cable/Wifi Service	3,750.00	45,000.00	46,850.13	62,466.84	64,000.00	88.89	62.50	26.39
	Total Utility Expense	9,795.00	117,540.00	88,751.10	118,334.80	127,820.00	177.53	163.25	14.28
	Total Operating Expenses	38,283.46	462,901.53	754,292.99	870,258.80	519,717.57	721.83	642.92	78.91
	Fund to Reserve Accounts								
805010	SIRS Reserves		123,700.00	104,524.98	139,366.64	127,400.00	176.94	171.81	5.14
805020	Pooled Reserves	3,916.67	47,000.00	23,500.02	31,333.36	48,400.00	67.22	65.28	1.94
	Total Reserves Funding Reserves	3,916.67	170,700.00	128,025.00	170,700.00	175,800.00	244.17	65.28	7.08
	Total Expenses	52,800.13	633,601.53	882,317.99	1,040,958.80	695,517.57	966.00	708.20	85.99