

Mesa Estates Home Owners Association

2026 ANNUAL BUDGET

APPROVED

Proposed Monthly Dues: \$85/Month Effective March 1, 2026

INCOME	2024	2025	2025	2026
	Actuals	YTD	Budget	Proposed
Association Dues	\$97,340.00	\$110,546.09	\$110,160.00	\$110,160.00
Capital Assessment New Buyers	\$1,800.00	\$2,100.00	\$1,200.00	\$2,100.00
Yard Sign "No Service Required"	\$260.00	\$20.00	\$20.00	\$20.00
Maintenance Reimbursement	\$253.62	\$75.00		
NSF Reimbursement	\$45.00	\$7.00		
Repairs Income	-\$350.00	\$660.16		
Irrigation Fee		\$292.68		
Postage Reimbursement	\$9.54	\$20.80		
Interest & Misc. Income	\$498.52	\$1,225.97	\$1,560.00	\$1,100.00
Total Income	\$99,856.68	\$114,947.70	\$112,940.00	\$113,380.00
EXPENSES				
Landscaping Contract	\$60,569.00	\$63,802.00	\$62,904.00	\$66,090.00
Landscape Maintenance - Non-Contract	\$74.13	\$8,857.47		\$5,000.00
Landscape Maintenance - Trees & Shrubs	\$3,434.73	\$4,603.71	\$3,000.00	\$4,700.00
Landscaping/Irrigation Repair & Maintenance	\$5,459.37		\$4,500.00	\$3,000.00
Building Repairs & Maintenance	\$3,216.78	\$5,200.07	\$1,500.00	\$500.00
Grounds	\$1,037.84	\$241.22	\$1,000.00	\$1,000.00
Snow Removal			\$3,000.00	\$3,000.00
Pet Waste		\$326.24	\$350.00	\$350.00
Management Fees	\$10,368.00	\$10,420.67	\$10,368.00	\$11,000.00
Insurance	\$1,744.35	\$3,129.00	\$1,500.00	\$3,129.00
Electricity	\$2,287.00	\$2,822.69	\$2,200.00	\$2,210.00
Office/Mailing	\$3,151.73	\$1,628.16	\$2,200.00	\$1,000.00
Meeting Costs	\$679.90		\$500.00	\$700.00
Legal	\$2,453.35		\$500.00	\$250.00
Tax Preparation	\$250.00	\$296.25	\$300.00	\$250.00
Federal/State Taxes		\$123.00		\$125.00
Registration and Filing Fees	\$53.00	\$238.00	\$53.00	\$53.00
Professional Services Expense	\$2,100.00		\$500.00	
Bank Fees			\$25.00	
Capital Reserve		\$9,060.00	\$9,060.00	\$8,400.00
Total Expenses	\$96,879.18	\$110,748.48	\$103,460.00	\$110,757.00
NET INCOME	\$2,977.50	\$4,199.22	\$9,480.00	\$2,623.00

Account Balances YTD, Jan. 15, 2026:

Operating Cash: \$21,724.16

Reserve Saving Account: \$83,220.51

Total Cash Assets: \$104,944.67