VILLAGE EMILIA ASSOCIATION, INC.
2026 PROPOSED BUDGET
JANUARY 31, 2026 - DECEMBER 31, 2026
COMMUNITY# 375 2525 Units

		2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 PROJECTED YEAR-END	2026 APPROVED BUDGET
	REVENUE				
50000	Maintenance Assessment Income	1,201,926.00	5,066,059.05		1,312,830.00
	Verano POA Revenue	7,686,100.00	5,068,084.05		7,837,600.00
	Benefit Assessment - Duplex	244,920.00	141,912.87		207,240.00
	Benefit Assessment -Single Family lots less than 50'	813,120.00	170,191.86		724,416.00
	Benefit Assessment -Single Family lots between 50' - 59'	1,337,760.00	404,135.82		1,226,280.00
	Benefit Assessment -Single Family lots greater than 60'	1,046,520.00	321,340.24		891,480.00
	Benefit Assessment -Single Family lots greater than 80'	36,000.00	5,371.80		30,720.00
51000	Developer Funding	0.00	-221,200.65		
52020	Screening Fee Income	0.00	15,025.00		
52150	Late Fee Income/Fines	0.00	7,225.00		
53000	Capital Contribution Income	0.00	108,444.50		
55000	Interest Income	0.00	7,625.35		
	TOTAL REVENUE	**12,366,346.00**	**11,094,214.89**	**0.00**	**12,230,566.00**
	COMMON AREAS GROUNDS MAINTENANCE				
63010	Landscape Maintenance & Fertilization	615,485.00	436,813.45	662,419.28	625,000.00
63110	Flowers	25,000.00	12,005.00	12,005.00	50,000.00
63300	Tree Trimming Above 12ft	45,000.00	2,575.00	44,500.00	35,000.00
63120	Mulch	50,000.00	0.00	50,000.00	55,000.00
63100	Landscape Replacement	10,000.00	11,549.50	21,500.00	36,000.00
63510	Irrigation Repairs and Supplies	50,000.00	81,211.45	111,211.00	50,000.00
61770	Storm Cleanup	6,000.00		6,000.00	6,000.00
	TOTAL GROUNDS MAINTENANCE	**801,485.00**	**544,154.40**	**907,635.28**	**857,000.00**
	OPERATING EXPENSES				
62400	General Repairs & Supplies	2,500.00		0.00	1,500.00
61760	Street Sweeping & Cleaning	0.00	1,650.00	0.00	0.00
	TOTAL OPERATING EXPENSES	**2,500.00**	**1,650.00**	**0.00**	**1,500.00**
	GENERAL ADMINISTRATIVE EXPENSES				
66000	Postage and Mailings	8,000.00	3,673.33	7,300.28	8,000.00
66160	Management Fee and On-Site Staff	315,041.00	172,213.80	295,224.00	357,000.00
66010	Office Expenses	10,000.00	10,664.66	18,000.00	18,500.00
66110	Tax Preparation & Audit	8,100.00	0.00	8,100.00	8,100.00
66130	Legal Fees	16,500.00	-8,719.33	16,500.00	16,500.00
67000	Insurance	40,000.00	20,578.90	33,496.00	46,000.00
66205	Taxes,Fees & Dues	300.00	285.25	300.00	230.00
	TOTAL GENERAL ADMINISTRATIVE EXPENSES	**397,941.00**	**198,696.61**	**378,920.28**	**454,330.00**
	VILLAGE EMILIA TOTAL MAINTENANCE (YEARLY)	**1,201,926.00**	**744,501.01**	**1,286,555.56**	**1,312,830.00**
	VILLAGE EMILIA MAINTENANCE (QUARTELY)	**119.00**	**73.71**	**127.38**	**130.00**

BENEFIT EXPENSES (YEARLY)

Benefit Assessments are based on housing type
Includes lawn maintenance, irrigation checks, integrated pest management, fertilization, detailing and tree trimming up to 12ft

	2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 PROJECTED YEAR-END	2026 APPROVED BUDGET
Duplex	244,920.00	141,912.87	244,920.00	207,240.00
Single Family lots less than 50'	813,120.00	170,191.86	813,120.00	724,416.00
Single Family lots between 50' - 59'	1,337,760.00	404,135.82	1,337,760.00	1,226,280.00
Single Family lots greater than 60'	1,046,520.00	321,340.24	1,046,520.00	891,480.00
Single Family lots greater than 80'	36,000.00	5,371.80	36,000.00	30,720.00
TOTAL BENEFITS EXPENSES	**3,478,320.00**	**1,042,952.59**	**3,478,320.00**	**3,080,136.00**

LOT BREAKDOWN (Quarterly)

			2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 PROJECTED YEAR-END	2026 APPROVED BUDGET
63910	**Type 3**	Duplex - 314 Units	**195.00**			**165.00**
63940	**Type 4**	Single Family lots less than 50' - 616 Units	**330.00**			**294.00**
63920	**Type 1**	Single Family lots between 50' - 59' - 929 Units	**360.00**			**330.00**
63930	**Type 2**	Single Family lots greater than 60' - 646 Units	**405.00**			**345.00**
63950	**Type 5**	Single Family lots greater than 80' - 20 Units	**450.00**			**384.00**

	2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 PROJECTED YEAR-END	2026 APPROVED BUDGET
VERANO POA TOTAL EXPENSES (YEARLY)	**7,686,100**	**3,195,793.57**	**4,564,254.00**	**7,837,600.00**
VERANO POA (QUARTERLY)	**761**			**776.00**
TOTAL EXPENSES W/BENEFITS (YEARLY)	**12,366,346**			**12,230,566.00**

TOTAL ASSESSMENT PER UNIT (paid quarterly in advance)

		2025 ADOPTED BUDGET	2025 ACTUAL JULY	2025 PROJECTED YEAR-END	2026 APPROVED BUDGET
Type 3	Duplex - 314 Units	**1,075.00**			**1,071.00**
Type 4	Single Family lots less than 50' - 616 Units	**1,210.00**			**1,200.00**
Type 1	Single Family lots between 50' - 59' - 929 Units	**1,240.00**			**1,236.00**
Type 2	Single Family lots greater than 60' - 646 Units	**1,285.00**			**1,251.00**
Type 5	Single Family lots greater than 80' - 20 Units	**1,330.00**			**1,290.00**