

Cielito Lindo De Tubac HOA
Profit & Loss Budget vs. Actual
 January 2022 through December 2025

Approved Budget 2026	2022		2023		2024		Jan-DEC	2025	2026
	Jan - Dec 22	Budget	Jan - Dec 23	Budget	Jan - Dec 24	Budget	Actual	Budget	Budget
Income									
3010 · Owner Assessments	116,964.00	116,964.00	127,908.00	127,908.00	132,525.00	132,525.00	145,977.00	147,060.00	147,060.00
3015 · Master HOA Assessments	22,572.00	22,572.00	24,111.00	24,111.00	26,332.29	26,332.29	27,758.43	27,758.43	28,044.00
3020 · Late Fees & Interest	0.00	100.00	0.00	100.00	0.00	100.00	90.00	100.00	100.00
3055 · Pool Keys	0.00	50.00	0.00		0.00				
3180 · Interest Earned	22.92	12.00	23.80	12.00	28.59	12.00	31.57	18.00	18.00
Total Income	139,558.92	139,698.00	152,042.80	152,131.00	158,885.88	158,969.29	173,857.00	174,936.43	175,222.00
	139,558.92	139,698.00	152,042.80	152,131.00	158,885.88	158,969.29	173,857.00	174,936.43	175,222.00
Expense									
Administrative									
4715 · Postage	939.02	900.00	789.62	1,050.00	525.85	1,000.00	888.16	1,000.00	1,000.00
4780 · Web-Site Expenses	166.99	150.00	190.99	170.00	220.99	170.00	0.00	170.00	170.00
4785 · Social/Welcome Committee	215.10	500.00	227.19	500.00	0.00	500.00	0.00	500.00	200.00
4791 · Storage	120.00	120.00	0.00	120.00	120.00	120.00	0.00	120.00	120.00
Total Administrative	1,441.11	1,670.00	1,207.80	1,840.00	866.84	1,790.00	888.16	1,790.00	1,490.00
Clubhouse Maint/Repair									
4311 · Exterior Painting	23,200.00	25,000.00	32,185.00	31,000.00	26,795.00	26,500.00	33,500.00	34,500.00	35,500.00
4340 · Clubhouse Maintenance	0.00	550.00	0.00	550.00	0.00	550.00	1,473.14	550.00	1,400.00
4530 · Janitorial Services	1,110.00	1,440.00	1,320.00	1,600.00	1,320.00	1,600.00	1,320.00	1,600.00	1,600.00
4540 · Janitorial Supplies	99.37	150.00	0.00	150.00	186.80	150.00	67.50	150.00	150.00
4550 · Pest Control-Pool Area	840.00	1,200.00	936.00	1,500.00	780.00	1,500.00	480.00	1,500.00	1,500.00
Total Clubhouse Maint/Repair	25,249.37	28,340.00	34,441.00	34,800.00	29,081.80	30,300.00	36,840.64	38,300.00	40,150.00
Expenses-Fixed									
4010 · Property Tax	7.24	14.00	135.72	14.00	30.96	14.00	13.92	14.00	14.00
4011 · Reserve Transfers	0.00	12,301.00	0.00		0.00	12,000.00	0.00	10,000.00	7,249.00
4015 · ACC Reporting	10.00	10.00	10.00	10.00	0.00	10.00	0.00	10.00	10.00
4020 · Income Taxes-State/Federal	60.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
4030 · Liability/D&O Insurance	3,950.00	3,920.00	5,330.50	4,000.00	2,788.00	4,500.00	3,442.00	5,500.00	5,500.00
4040 · Master Assessments	22,572.00	22,572.00	24,111.00	24,111.00	26,334.00	26,163.00	27,759.00	27,759.00	28,044.00
Total Expenses-Fixed	26,599.24	38,867.00	29,637.22	28,185.00	29,202.96	42,737.00	31,264.92	43,333.00	40,867.00
Grounds Maintenance									
4045 · Backflow Prevention Testing	0.00	75.00	0.00	75.00	0.00	75.00	0.00	75.00	75.00
4305 · General Maintenance	7,400.00	1,500.00	1,473.69	1,500.00	662.31	1,500.00	1,089.25	1,500.00	2,000.00
4605 · Landscape Maintenance Contract	28,756.75	31,152.00	33,936.03	31,152.00	34,849.69	35,000.00	34,604.00	35,000.00	35,000.00
4610 · Plant Replacement	0.00	1,700.00	1,940.08	1,700.00	0.00	1,000.00	2,790.09	1,000.00	1,000.00
4615 · Irrigation Repairs	0.00	500.00	737.50	500.00	3,040.00	1,200.00	7,600.00	8,500.00	2,500.00
4625 · Tree Maintenance	9,265.00	6,000.00	485.00	9,000.00	1,200.00	4,000.00	3,100.00	4,000.00	4,500.00
4630 · Herbicides/Pre-Emergent	0.00		0.00		2,699.00	2,700.00	1,500.00	4,000.00	5,000.00
4655 · Landscape Improvements	1,600.00	1,000.00	3,580.44	1,000.00	0.00	1,000.00	0.00	1,000.00	1,000.00
4660 · Non-Contract Landscaping	0.00	300.00	326.57	300.00	0.00	300.00	0.00	300.00	300.00
4665 · Irrigation Timers	0.00	100.00	75.00	100.00	620.00	100.00	0.00	100.00	0.00
4787 · Miscellaneous	122.96	500.00	1,622.56	500.00	758.60	500.00	18.11	500.00	0.00
Total Grounds Maintenance	47,144.71	42,827.00	44,176.87	45,827.00	43,829.60	47,375.00	50,701.45	55,975.00	51,375.00
Permits, Fees, Taxes									
4560 · Permits	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
4751 · Bank Fees	0.00	4.00	10.00		0.00	10.00	70.00	10.00	10.00
Total Permits, Fees, Taxes	300.00	304.00	310.00	300.00	300.00	310.00	370.00	310.00	310.00
Pool Maint/Repair									
4510 · Pool Maintenance Contract	4,140.00	3,840.00	4,140.00	4,032.00	3,520.00	5,000.00	5,280.00	5,000.00	8,560.00
4580 · Pool Repair/Maintenance	2,668.47	2,000.00	1,514.34	2,000.00	14,464.00	4,000.00	2,747.88	4,000.00	6,800.00
4590 · Pool Chemicals	0.00		900.00		3,025.00	600.00	3,750.00	1,500.00	2,000.00
Total Pool Maint/Repair	6,808.47	5,840.00	6,554.34	6,032.00	21,009.00	9,600.00	11,777.88	10,500.00	17,360.00
Professional Fees									

Cielito Lindo De Tubac HOA
Profit & Loss Budget vs. Actual
 January 2022 through December 2025

Approved Budget 2026	2022		2023		2024		Jan-DEC	2025	2026
	Jan - Dec 22	Budget	Jan - Dec 23	Budget	Jan - Dec 24	Budget	Actual	Budget	Budget
4705 · Accounting/Tax Preparation	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00
4710 · Management Fees	5,462.40	5,900.00	5,900.00	5,900.00	5,400.00	5,900.00	5,865.84	5,900.00	5,900.00
4726 · Legal Expense	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	500.00
Total Professional Fees	6,212.40	7,150.00	6,650.00	7,150.00	6,150.00	7,150.00	6,615.84	7,150.00	7,150.00
Utilities									
4110 · Electric	4,084.61	3,600.00	4,567.08	4,000.00	4,913.52	4,600.00	4,166.53	4,600.00	4,600.00
4120 · Water & Sewer	6,465.43	5,500.00	6,069.23	6,000.00	4,384.60	6,300.00	6,233.68	6,300.00	6,300.00
4125 · Sewer	1,325.84	1,320.00	1,320.00	1,440.00	1,238.96	1,440.00	424.46	1,440.00	1,440.00
4130 · Gas	4,282.00	4,300.00	3,455.57	4,300.00	2,654.60	4,300.00	3,521.62	4,300.00	4,300.00
Total Utilities	16,157.88	14,720.00	15,411.88	15,740.00	13,191.68	16,640.00	14,346.29	16,640.00	16,640.00
Total Expense	129,913.18	139,718.00	138,389.11	139,874.00	143,631.88	155,902.00	152,805.18	173,998.00	175,342.00
	9,645.74	-20.00	13,653.69	12,257.00	15,254.00	3,067.29	21,051.82	938.43	-120.00
5001 · Reserve Interest Earned	165.91	99.96	203.68	99.96	190.95	99.96	119.59	120.00	120.00
5005 · Reserve Contribution	0.00	12,301.00	0.00	12,301.00	0.00				
	165.91	12,400.96	203.68	12,400.96	190.95	99.96	119.59	120.00	120.00
6000 · Reserve Expenses									
6015 · Street Maint/Resealing	20,704.55	17,000.00	0.00	0.00	0.00		30.88		
6055 · Landscape	240.00		0.00	0.00	0.00				
6060 · Pool Repairs Reserve	1,900.00		2,632.00	6,657.00	4,876.00				
6066 · Reserve Study	0.00		1,099.00		0.00				
6067 · Storm Damage	1,850.00		1,300.00	0.00	2,250.00				
Total 6000 · Reserve Expenses	24,694.55	17,000.00	5,031.00	6,657.00	7,126.00				
	24,694.55	17,000.00	5,031.00	6,657.00	7,126.00				
	-24,528.64	-4,599.04	-4,827.32	5,743.96	-6,935.05	99.96	119.59	120.00	120.00
	-14,882.90	-4,619.04	8,826.37	18,000.96	8,318.95	3,167.25	21,171.41	1,058.43	0.00