



Villas Las Palmas, Inc.
c/o Vision Community Management, A RealManage Company
16625 S. Desert Foothills Pkwy.
Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
VillasLasPalmas@wearevision.com

October 15, 2025

RE: 2026 Association Budget

Dear Homeowner:

As we enter 2026, Vision Community Management, a RealManage Company, and your volunteer Board of Directors would like to welcome all new homeowners to Villas Las Palmas and thank our continuing residents for your continued partnership as we look forward to a great year ahead.

The Board of Directors has completed a review of the current year's budget and expenses. In preparing for the year ahead, they evaluated anticipated operating costs and set financial plans to support the Association's future needs. Enclosed please find the approved 2026 budget. **The 2026 assessment is \$286.72 per unit per month.**

Your billing statement is enclosed. Prompt payment of assessments is necessary to ensure the association has necessary funds available to operate and maintain the community.

Payment Instructions:

Make checks payable to:
Villas Las Palmas, Inc.
PO BOX 93866
Las Vegas, NV 89193-3866

Please note the above address is a bank lockbox. Do not send any correspondence to this address; it will not be forwarded to our office. Payments must be made payable to Villas Las Palmas, Inc. only. Payments made out to RealManage or Vision Community Management may be returned, which could result in late fees. Please reference your account number on your check.

If you pay through your bank's online bill pay service:

- Update the payment address and assessment amount, if applicable, to the new 2026 rate.

If you pay through Property Pay (First Citizen's HOA payment portal)

- Update your payment method/payment amount at: <https://pay.westernalliancebank.com/Home>
- For assistance, contact Alliance Bank directly at 844-739-2331

If you pay through Vision Community Management's ACH program (existing clients only):

- Your payment will automatically be updated to the new 2026 assessment rate, if applicable

If you have questions about the 2026 budget or assessment rate, please contact RealManage, LLC, dba Vision Community Management, at 480-759-4945. On behalf of the Board of Directors and Vision Community Management, a RealManage Company, we wish you the very best during this holiday season.

Sincerely,

Vision Community Management, a RealManage Company
on behalf of the Board of Directors
Villas Las Palmas, Inc.

2026 Budget

Villas Las Palmas

Income Accounts Total **\$602,112.00**
Expense Accounts Total **\$602,112.00**
Difference **\$0.00**

Income

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
4010 - Homeowner Assessments	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	602,112.00
Subtotal	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	50,176.00	602,112.00

Landscaping & Common Areas

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5010 - Landscape Maintenance Contract	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	12,905.00	154,860.00
5030 - Irrigation Repair	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5060 - Backflow Testing						710.00							710.00
5080 - Common Area Repairs/Maintenance	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
5120 - Tree Replacement/Removal	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	23,700.00
5130 - Tree Trimming		20,000.00											20,000.00
5170 - Flowers & Shrubs			5,000.00										5,000.00
5180 - Storm Damage	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
5190 - Seed										9,750.00			9,750.00
5200 - Fertilizer / Chemicals	716.67	716.67	716.67	716.67	716.67	716.67	716.67	716.67	716.67	716.67	716.67	716.63	8,600.00
5230 - Aeration					3,850.00								3,850.00
5260 - Weed Control	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.37	3,100.00
5270 - Pest Control	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	695.00	8,340.00
5290 - Electrical Repair-Common Areas	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5310 - Block Wall Repair	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
5320 - Fencing Repair	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
5340 - Painting-Common Areas					1,000.00								1,000.00
5370 - Sidewalk / Concrete Repairs	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
5410 - Signs												500.00	500.00
Subtotal	18,250.01	38,250.01	23,250.01	19,250.01	22,100.01	18,960.01	18,250.01	18,250.01	18,250.01	28,000.01	18,250.01	18,749.89	259,810.00

Gates

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5610 - Gate Maintenance Contract	295.00	45.00	45.00	295.00	45.00	45.00	295.00	45.00	45.00	295.00	45.00	45.00	1,540.00
5620 - Gate Repairs	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
5630 - Gate Remotes				437.50									437.50
Subtotal	461.67	211.67	211.67	899.17	211.67	211.67	461.67	211.67	211.67	461.67	211.67	211.63	3,977.50

Playground

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5740 - Tennis/Basketball Court Maintenance	250.00			250.00			250.00			250.00			1,000.00
Subtotal	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,000.00

Pool

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6010 - Pool Maintenance Contract	425.00	425.00	500.00	500.00	500.00	580.00	580.00	580.00	580.00	500.00	425.00	425.00	6,020.00
6020 - Pool Repairs	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
6030 - Pool Pump/Filter Repairs	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.63	2,300.00
6040 - Pool Supplies / Chemicals	112.67	112.67	112.67	112.67	112.67	112.67	112.67	112.67	112.67	112.67	112.67	112.63	1,352.00
6050 - Pool Furniture												600.00	600.00
Subtotal	771.01	771.01	846.01	846.01	846.01	926.01	926.01	926.01	926.01	846.01	771.01	1,370.89	10,772.00

Structures

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6520 - Exterior Unit Repair	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
6530 - Exterior Unit Repair-Stucco	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
6570 - Clubhouse Repair/Maintenance	17.92	17.92	17.92	17.92	17.92	17.92	17.92	17.92	17.92	17.92	17.92	17.88	215.00
6680 - Plumbing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
6690 - Sewer Maintenance	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
6700 - Keys/Locks	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
6710 - Janitorial Service	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
6720 - Janitorial Supplies	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00
Subtotal	313.75	313.75	313.75	313.75	313.75	313.75	313.75	313.75	313.75	313.75	313.75	313.75	3,765.00

Utilities

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Water	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.17	6,864.13	82,370.00
7050 - Electricity	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.42	2,360.38	28,325.00
7060 - Natural Gas / Propane	496.67	496.67	496.67	496.67	496.67	496.67	496.67	496.67	496.67	496.67	496.67	496.63	5,960.00
7080 - Telephone	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
Subtotal	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.26	9,776.14	117,315.00

Insurance

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7210 - Association Master Policy	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	8,322.00
Subtotal	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	693.50	8,322.00

Administrative

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8020 - Postage	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	105.00
8030 - Certified Postage	23.33	23.33	23.33	23.33	23.33	23.33	23.33	23.33	23.33	23.33	23.33	23.37	280.00
8045 - Annual Meeting Mailer			1,137.50										1,137.50
8090 - NSF Bank Fees	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.08	7.12	85.00
8120 - Statement Fees	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	5,250.00
8130 - Late Notices / Demand Letters	281.25	281.25	281.25	281.25	281.25	281.25	281.25	281.25	281.25	281.25	281.25	281.25	3,375.00
8140 - Violation Letters	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
8180 - Lien / Judgment Fees	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
8190 - Permits & Licenses												850.00	850.00
8210 - Property Taxes									10.00				10.00
8220 - Income Taxes	137.08	137.08	137.08	137.08	137.08	137.08	137.08	137.08	137.08	137.08	137.08	137.12	1,645.00
8240 - Meeting Expenses	16.13	16.13	16.13	16.13	16.13	16.13	16.13	16.13	16.13	16.13	16.13	16.17	193.60
8260 - Meeting Minutes	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8490 - Miscellaneous Administrative	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
Subtotal	1,161.12	1,161.12	2,298.62	1,161.12	1,161.12	1,161.12	1,161.12	1,161.12	1,171.12	1,161.12	1,161.12	2,011.28	15,931.10

Professional

[illegible]

Reserve Transfers

[illegible]