

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
JANUARY 1 - DECEMBER 31, 2021

	MONTHLY PER UNIT	ANNUALLY PER UNIT	2021 BUDGET	2020 BUDGET
INCOME:				
ASSOCIATION FEES	\$370.00	\$4,440.00	\$261,960.00	\$261,960.00
LATE CHARGES	\$0.79	\$9.49	\$560.00	\$560.00
TOTAL INCOME	\$370.79	\$4,449.49	\$262,520.00	\$262,520.00
LESS:				
RESERVE ALLOCATION	\$120.37	\$1,444.41	\$85,220.00	\$86,620.00
NET OPERATING INCOME	\$250.42	\$3,005.08	\$177,300.00	\$175,900.00
EXPENSES:				
ADMINISTRATIVE:				
INSURANCE: GENERAL	\$24.01	\$288.14	\$17,000.00	\$17,240.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	\$11,400.00	\$11,400.00
OFFICE & ADMINISTRATIVE	\$1.41	\$16.95	\$1,000.00	\$900.00
PERMITS/ FEES/LICENSES	\$1.69	\$20.34	\$1,200.00	\$1,200.00
POSTAGE & PRINTING	\$0.99	\$11.86	\$700.00	\$800.00
PROF FEES: ACCOUNTING	\$6.88	\$82.54	\$4,870.00	\$4,920.00
PROF FEES: ELECTION	\$0.71	\$8.56	\$505.00	\$0.00
PROF FEES: AUDIT/RESERVE STUDY	\$3.39	\$40.68	\$2,400.00	\$2,400.00
PROF FEES: LEGAL	\$5.12	\$61.44	\$3,625.00	\$4,500.00
TAXES: INCOME	\$0.28	\$3.39	\$200.00	\$0.00
MISCELLANEOUS	\$1.41	\$16.95	\$1,000.00	\$1,000.00
UNCOLLECTED FEES	\$6.27	\$75.25	\$4,440.00	\$1,050.00
TOTAL ADMINISTRATIVE	\$68.28	\$819.32	\$48,340.00	\$45,410.00
COMMON AREA MAINTENANCE:				
ELEVATOR REPAIRS	\$6.36	\$76.27	\$4,500.00	\$3,500.00
ENTERGATE REPAIRS	\$1.41	\$16.95	\$1,000.00	\$2,000.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$11.30	\$135.59	\$8,000.00	\$4,000.00
MAINT: COMMON AREA	\$5.65	\$67.80	\$4,000.00	\$4,000.00
MAINT: FIRE EXTINGUISHERS	\$1.09	\$13.05	\$770.00	\$530.00
MAINT: LIGHTING/ELECTRICAL	\$7.06	\$84.75	\$5,000.00	\$7,670.00
MAINT: PLUMBING	\$3.53	\$42.37	\$2,500.00	\$1,500.00
ROOF/GUTTERS CLEANING	\$0.00	\$0.00	\$0.00	\$1,500.00
PEST CONTROL	\$3.64	\$43.73	\$2,580.00	\$2,580.00
TOTAL COMMON AREA MAINTENANCE	\$45.13	\$541.53	\$31,950.00	\$30,880.00
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	\$59.32	\$711.86	\$42,000.00	\$42,000.00
LANDSCAPE EXTRAS	\$1.69	\$20.34	\$1,200.00	\$1,200.00
IRRIGATION REPAIRS/SUPPLIES	\$1.41	\$16.95	\$1,000.00	\$1,000.00
NEW PLANTS	\$1.84	\$22.03	\$1,300.00	\$1,000.00
PRUNING/TRIMMING TREES	\$21.09	\$253.05	\$14,930.00	\$14,930.00
TOTAL LANDSCAPE MAINTENANCE	\$85.35	\$1,024.24	\$60,430.00	\$60,130.00
POOL & SPA MAINTENANCE:				
POOL/SPA CONTRACT	\$6.10	\$73.22	\$4,320.00	\$4,320.00
POOL/SPA REPAIRS/EXTRAS	\$2.12	\$25.42	\$1,500.00	\$2,000.00
TOTAL POOL & SPA MAINTENANCE	\$8.22	\$98.64	\$5,820.00	\$6,320.00
UTILITIES:				
ELECTRICITY	\$12.01	\$144.07	\$8,500.00	\$9,000.00
GAS	\$7.06	\$84.75	\$5,000.00	\$5,000.00
GATE ENTRY TELEPHONE	\$3.11	\$37.29	\$2,200.00	\$2,100.00
WASTE DISPOSAL	\$9.97	\$119.66	\$7,060.00	\$7,060.00
WATER	\$11.30	\$135.59	\$8,000.00	\$10,000.00
TOTAL UTILITIES	\$43.45	\$521.36	\$30,760.00	\$33,160.00
TOTAL EXPENSES	\$250.42	\$3,005.08	\$177,300.00	\$175,900.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00