

VILLA CABALLEROS HOMEOWNERS ASSOCIATION  
ANNUAL BUDGET  
JANUARY 1 - DECEMBER 31, 2022

<b>PROPOSED</b>	<b>MONTHLY PER UNIT</b>	<b>ANNUALLY PER UNIT</b>	<b>2022 BUDGET</b>	<b>2021 BUDGET</b>
<b>INCOME:</b>				
ASSOCIATION FEES	\$440.00	\$5,280.00	\$311,520.00	\$261,960.00
LATE CHARGES	\$0.79	\$9.49	\$560.00	\$560.00
<b>TOTAL INCOME</b>	<b>\$440.79</b>	<b>\$5,289.49</b>	<b>\$312,080.00</b>	<b>\$262,520.00</b>
<b>LESS:</b>				
RESERVE ALLOCATION	\$128.13	\$1,537.54	\$90,715.00	\$85,220.00
<b>NET OPERATING INCOME</b>	<b>\$312.66</b>	<b>\$3,751.95</b>	<b>\$221,365.00</b>	<b>\$177,300.00</b>
<b>EXPENSES:</b>				
<b>ADMINISTRATIVE:</b>				
INSURANCE: GENERAL	\$24.75	\$296.95	\$17,520.00	\$17,000.00
INSURANCE: EARTHQUAKE	\$40.00	\$480.00	\$28,320.00	\$0.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	\$11,400.00	\$11,400.00
OFFICE & ADMINISTRATIVE	\$1.98	\$23.73	\$1,400.00	\$1,000.00
PERMITS/ FEES/LICENSES	\$1.98	\$23.73	\$1,400.00	\$1,200.00
POSTAGE & PRINTING	\$1.69	\$20.34	\$1,200.00	\$700.00
PROF FEES: ACCOUNTING	\$6.88	\$82.54	\$4,870.00	\$4,870.00
PROF FEES: ELECTION	\$0.71	\$8.56	\$505.00	\$505.00
PROF FEES: AUDIT/RESERVE STUDY	\$3.46	\$41.53	\$2,450.00	\$2,400.00
PROF FEES: LEGAL	\$6.36	\$76.27	\$4,500.00	\$3,625.00
TAXES: INCOME	\$0.00	\$0.00	\$0.00	\$200.00
MISCELLANEOUS	\$1.41	\$16.95	\$1,000.00	\$1,000.00
UNCOLLECTED FEES	\$6.27	\$75.25	\$4,440.00	\$4,440.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$111.59</b>	<b>\$1,339.07</b>	<b>\$79,005.00</b>	<b>\$48,340.00</b>
<b>COMMON AREA MAINTENANCE:</b>				
ELEVATOR REPAIRS	\$6.36	\$76.27	\$4,500.00	\$4,500.00
ENTERGATE REPAIRS	\$0.71	\$8.47	\$500.00	\$1,000.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$13.61	\$163.31	\$9,635.00	\$8,000.00
MAINT: COMMON AREA	\$7.06	\$84.75	\$5,000.00	\$4,000.00
MAINT: FIRE EXTINGUISHERS	\$0.49	\$5.93	\$350.00	\$770.00
MAINT: LIGHTING/ELECTRICAL	\$7.06	\$84.75	\$5,000.00	\$5,000.00
MAINT: PLUMBING	\$3.53	\$42.37	\$2,500.00	\$2,500.00
PEST CONTROL	\$2.88	\$34.58	\$2,040.00	\$2,580.00
<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$46.79</b>	<b>\$561.44</b>	<b>\$33,125.00</b>	<b>\$31,950.00</b>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE CONTRACT	\$59.32	\$711.86	\$42,000.00	\$42,000.00
LANDSCAPE EXTRAS	\$20.35	\$244.24	\$14,410.00	\$1,200.00
IRRIGATION REPAIRS/SUPPLIES	\$0.00	\$0.00	\$0.00	\$1,000.00
NEW PLANTS	\$2.26	\$27.12	\$1,600.00	\$1,300.00
PRUNING/TRIMMING TREES	\$12.43	\$149.15	\$8,800.00	\$14,930.00
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>\$94.36</b>	<b>\$1,132.37</b>	<b>\$66,810.00</b>	<b>\$60,430.00</b>
<b>POOL &amp; SPA MAINTENANCE:</b>				
POOL/SPA CONTRACT	\$6.78	\$81.36	\$4,800.00	\$4,320.00
POOL/SPA REPAIRS/EXTRAS	\$2.12	\$25.42	\$1,500.00	\$1,500.00
<b>TOTAL POOL &amp; SPA MAINTENANCE</b>	<b>\$8.90</b>	<b>\$106.78</b>	<b>\$6,300.00</b>	<b>\$5,820.00</b>
<b>UTILITIES:</b>				
ELECTRICITY	\$16.24	\$194.92	\$11,500.00	\$8,500.00
GAS	\$3.53	\$42.37	\$2,500.00	\$5,000.00
GATE ENTRY TELEPHONE	\$3.25	\$38.98	\$2,300.00	\$2,200.00
WASTE DISPOSAL	\$12.46	\$149.58	\$8,825.00	\$7,060.00
WATER	\$15.54	\$186.44	\$11,000.00	\$8,000.00
<b>TOTAL UTILITIES</b>	<b>\$51.02</b>	<b>\$612.29</b>	<b>\$36,125.00</b>	<b>\$30,760.00</b>
<b>TOTAL EXPENSES</b>	<b>\$312.66</b>	<b>\$3,751.95</b>	<b>\$221,365.00</b>	<b>\$177,300.00</b>
<b>TOTAL NET OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>