

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
JANUARY 1 - DECEMBER 31, 2019

PROPOSED	MONTHLY PER UNIT	ANNUALLY PER UNIT	2019 BUDGET	2018 BUDGET
INCOME:				
ASSOCIATION FEES	\$350.00	\$4,200.00	\$247,800.00	\$247,800.00
LATE CHARGES	\$0.79	\$9.49	\$560.00	\$1,206.00
TOTAL INCOME	\$350.79	\$4,209.49	\$248,360.00	\$249,006.00
LESS:				
RESERVE ALLOCATION	\$107.34	\$1,288.14	\$76,000.00	\$76,000.00
NET OPERATING INCOME	\$243.45	\$2,921.36	\$172,360.00	\$173,006.00
EXPENSES:				
ADMINISTRATIVE:				
INSURANCE: GENERAL	\$23.15	\$277.80	\$16,390.00	\$16,250.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	\$11,400.00	\$11,400.00
OFFICE & ADMINISTRATIVE	\$1.27	\$15.25	\$900.00	\$1,800.00
PERMITS/ FEES/LICENSES	\$1.69	\$20.34	\$1,200.00	\$1,100.00
POSTAGE & PRINTING	\$1.84	\$22.03	\$1,300.00	\$1,500.00
PROF FEES: ACCOUNTING	\$6.95	\$83.39	\$4,920.00	\$4,920.00
PROF FEES: AUDIT/RESERVE STUDY	\$3.39	\$40.68	\$2,400.00	\$2,900.00
PROF FEES: LEGAL	\$6.36	\$76.27	\$4,500.00	\$4,000.00
TAXES: INCOME	\$0.12	\$1.44	\$85.00	\$100.00
MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00
UNCOLLECTED FEES	\$2.97	\$35.59	\$2,100.00	\$1,360.00
TOTAL ADMINISTRATIVE	\$63.83	\$766.02	\$45,195.00	\$45,330.00
COMMON AREA MAINTENANCE:				
ELEVATOR REPAIRS	\$3.53	\$42.37	\$2,500.00	\$2,500.00
ENTERGATE REPAIRS	\$1.13	\$13.56	\$800.00	\$1,200.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$4.24	\$50.85	\$3,000.00	\$3,000.00
MAINT: COMMON AREA	\$5.65	\$67.80	\$4,000.00	\$5,100.00
MAINT: FIRE EXTINGUISHERS	\$0.53	\$6.36	\$375.00	\$350.00
MAINT: LIGHTING/ELECTRICAL	\$9.89	\$118.64	\$7,000.00	\$7,000.00
MAINT: PLUMBING	\$2.12	\$25.42	\$1,500.00	\$1,500.00
ROOF/GUTTERS CLEANING	\$2.12	\$25.42	\$1,500.00	\$1,500.00
PEST CONTROL	\$2.88	\$34.58	\$2,040.00	\$2,040.00
TOTAL COMMON AREA MAINTENANCE	\$37.17	\$446.02	\$26,315.00	\$27,790.00
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	\$59.32	\$711.86	\$42,000.00	\$39,000.00
LANDSCAPE EXTRAS	\$0.42	\$5.08	\$300.00	\$300.00
IRRIGATION REPAIRS/SUPPLIES	\$1.41	\$16.95	\$1,000.00	\$2,700.00
NEW PLANTS	\$3.53	\$42.37	\$2,500.00	\$2,500.00
PRUNING/TRIMMING TREES	\$21.19	\$254.24	\$15,000.00	\$15,000.00
TOTAL LANDSCAPE MAINTENANCE	\$85.88	\$1,030.51	\$60,800.00	\$59,500.00
POOL & SPA MAINTENANCE:				
POOL/SPA CONTRACT	\$6.10	\$73.22	\$4,320.00	\$3,900.00
POOL/SPA REPAIRS/EXTRAS	\$2.82	\$33.90	\$2,000.00	\$2,538.00
TOTAL POOL & SPA MAINTENANCE	\$8.93	\$107.12	\$6,320.00	\$6,438.00
UTILITIES:				
ELECTRICITY	\$12.71	\$152.54	\$9,000.00	\$9,000.00
GAS	\$8.47	\$101.69	\$6,000.00	\$9,000.00
GATE ENTRY TELEPHONE	\$2.82	\$33.90	\$2,000.00	\$1,980.00
WASTE DISPOSAL	\$9.51	\$114.07	\$6,730.00	\$6,468.00
WATER	\$14.12	\$169.49	\$10,000.00	\$7,500.00
TOTAL UTILITIES	\$47.64	\$571.69	\$33,730.00	\$33,948.00
TOTAL EXPENSES	\$243.45	\$2,921.36	\$172,360.00	\$173,006.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00