

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
JANUARY 1 - DECEMBER 31, 2020
PROPOSED

	MONTHLY PER UNIT	ANNUALLY PER UNIT	2020 BUDGET	2019 BUDGET
INCOME:				
ASSOCIATION FEES	\$370.00	\$4,440.00	\$261,960.00	\$247,800.00
LATE CHARGES	\$0.79	\$9.49	\$560.00	\$560.00
TOTAL INCOME	\$370.79	\$4,449.49	\$262,520.00	\$248,360.00
LESS:				
RESERVE ALLOCATION	\$122.34	\$1,468.14	\$86,620.00	\$76,000.00
NET OPERATING INCOME	\$248.45	\$2,981.36	\$175,900.00	\$172,360.00
EXPENSES:				
ADMINISTRATIVE:				
INSURANCE: GENERAL	\$24.35	\$292.20	\$17,240.00	\$16,390.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	\$11,400.00	\$11,400.00
OFFICE & ADMINISTRATIVE	\$1.27	\$15.25	\$900.00	\$900.00
PERMITS/ FEES/LICENSES	\$1.69	\$20.34	\$1,200.00	\$1,200.00
POSTAGE & PRINTING	\$1.13	\$13.56	\$800.00	\$1,300.00
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	\$2,400.00
PROF FEES: LEGAL	\$6.36	\$76.27	\$4,500.00	\$4,500.00
TAXES: INCOME	\$0.00	\$0.00	\$0.00	\$85.00
MISCELLANEOUS	\$1.41	\$16.95	\$1,000.00	\$0.00
UNCOLLECTED FEES	\$1.48	\$17.80	\$1,050.00	\$2,100.00
TOTAL ADMINISTRATIVE	\$64.14	\$769.66	\$45,410.00	\$45,195.00
COMMON AREA MAINTENANCE:				
ELEVATOR REPAIRS	\$4.94	\$59.32	\$3,500.00	\$2,500.00
ENTERGATE REPAIRS	\$2.82	\$33.90	\$2,000.00	\$800.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$5.65	\$67.80	\$4,000.00	\$3,000.00
MAINT: COMMON AREA	\$5.65	\$67.80	\$4,000.00	\$4,000.00
MAINT: FIRE EXTINGUISHERS	\$0.75	\$8.98	\$530.00	\$375.00
MAINT: LIGHTING/ELECTRICAL	\$10.83	\$130.00	\$7,670.00	\$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	\$3.64	\$43.73	\$2,580.00	\$2,040.00
TOTAL COMMON AREA MAINTENANCE	\$43.62	\$523.39	\$30,880.00	\$26,315.00
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	\$59.32	\$711.86	\$42,000.00	\$42,000.00
LANDSCAPE EXTRAS	\$1.69	\$20.34	\$1,200.00	\$300.00
IRRIGATION REPAIRS/SUPPLIES	\$1.41	\$16.95	\$1,000.00	\$1,000.00
NEW PLANTS	\$1.41	\$16.95	\$1,000.00	\$2,500.00
PRUNING/TRIMMING TREES	\$21.09	\$253.05	\$14,930.00	\$15,000.00
TOTAL LANDSCAPE MAINTENANCE	\$84.93	\$1,019.15	\$60,130.00	\$60,800.00
POOL & SPA MAINTENANCE:				
POOL/SPA CONTRACT	\$6.10	\$73.22	\$4,320.00	\$4,320.00
POOL/SPA REPAIRS/EXTRAS	\$2.82	\$33.90	\$2,000.00	\$2,000.00
TOTAL POOL & SPA MAINTENANCE	\$8.93	\$107.12	\$6,320.00	\$6,320.00
UTILITIES:				
ELECTRICITY	\$12.71	\$152.54	\$9,000.00	\$9,000.00
GAS	\$7.06	\$84.75	\$5,000.00	\$6,000.00
GATE ENTRY TELEPHONE	\$2.97	\$35.59	\$2,100.00	\$2,000.00
WASTE DISPOSAL	\$9.97	\$119.66	\$7,060.00	\$6,730.00
WATER	\$14.12	\$169.49	\$10,000.00	\$10,000.00
TOTAL UTILITIES	\$46.84	\$562.03	\$33,160.00	\$33,730.00
TOTAL EXPENSES	\$248.45	\$2,981.36	\$175,900.00	\$172,360.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00