

VILLA CABALLEROS HOMEOWNERS ASSOCIATION  
ANNUAL BUDGET  
JANUARY 1 - DECEMBER 31, 2023

<b>proposed</b>	<b>MONTHLY PER UNIT</b>	<b>ANNUALLY PER UNIT</b>	<b>2023 BUDGET</b>	<b>2022 BUDGET</b>
<b>INCOME:</b>				
ASSOCIATION FEES	\$465.00	\$5,580.00	\$329,220.00	\$311,520.00
LATE CHARGES	\$1.06	\$12.71	\$750.00	\$560.00
<b>TOTAL INCOME</b>	<b>\$466.06</b>	<b>\$5,592.71</b>	<b>\$329,970.00</b>	<b>\$312,080.00</b>
<b>LESS:</b>				
RESERVE ALLOCATION	\$148.13	\$1,777.54	\$104,875.00	\$90,715.00
<b>NET OPERATING INCOME</b>	<b>\$317.93</b>	<b>\$3,815.17</b>	<b>\$225,095.00</b>	<b>\$221,365.00</b>
<b>EXPENSES:</b>				
<b>ADMINISTRATIVE:</b>				
INSURANCE: GENERAL	\$25.42	\$305.08	\$18,000.00	\$17,520.00
INSURANCE: EARTHQUAKE	\$48.13	\$577.54	\$34,075.00	\$28,320.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	\$11,400.00	\$11,400.00
OFFICE & ADMINISTRATIVE	\$2.40	\$28.81	\$1,700.00	\$1,400.00
PERMITS/ FEES/LICENSES	\$1.98	\$23.73	\$1,400.00	\$1,400.00
POSTAGE & PRINTING	\$2.26	\$27.12	\$1,600.00	\$1,200.00
PROF FEES: ACCOUNTING	\$7.13	\$85.59	\$5,050.00	\$4,870.00
PROF FEES: ELECTION	\$0.71	\$8.58	\$506.00	\$505.00
PROF FEES: AUDIT/RESERVE STUDY	\$3.46	\$41.53	\$2,450.00	\$2,450.00
PROF FEES: LEGAL	\$8.47	\$101.69	\$6,000.00	\$4,500.00
TAXES: INCOME	\$0.00	\$0.00	\$0.00	\$0.00
MISCELLANEOUS	\$1.41	\$16.95	\$1,000.00	\$1,000.00
UNCOLLECTED FEES	\$0.00	\$0.00	\$0.00	\$4,440.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$117.49</b>	<b>\$1,409.85</b>	<b>\$83,181.00</b>	<b>\$79,005.00</b>
<b>COMMON AREA MAINTENANCE:</b>				
ELEVATOR REPAIRS	\$5.65	\$67.80	\$4,000.00	\$4,500.00
ENTERGATE REPAIRS	\$1.69	\$20.34	\$1,200.00	\$500.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$7.06	\$84.75	\$5,000.00	\$9,635.00
MAINT: COMMON AREA	\$10.88	\$130.51	\$7,700.00	\$5,000.00
MAINT: FIRE EXTINGUISHERS	\$0.49	\$5.93	\$350.00	\$350.00
MAINT: LIGHTING/ELECTRICAL	\$8.47	\$101.69	\$6,000.00	\$5,000.00
MAINT: PLUMBING	\$1.41	\$16.95	\$1,000.00	\$2,500.00
PEST CONTROL	\$3.39	\$40.68	\$2,400.00	\$2,040.00
<b>TOTAL COMMON AREA MAINTENANCE</b>	<b>\$44.14</b>	<b>\$529.66</b>	<b>\$31,250.00</b>	<b>\$33,125.00</b>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE CONTRACT	\$59.32	\$711.86	\$42,000.00	\$42,000.00
LANDSCAPE EXTRAS	\$11.30	\$135.59	\$8,000.00	\$14,410.00
IRRIGATION REPAIRS/SUPPLIES	\$2.40	\$28.81	\$1,700.00	\$0.00
NEW PLANTS	\$4.24	\$50.85	\$3,000.00	\$1,600.00
PRUNING/TRIMMING TREES	\$13.42	\$161.02	\$9,500.00	\$8,800.00
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>\$90.68</b>	<b>\$1,088.14</b>	<b>\$64,200.00</b>	<b>\$66,810.00</b>
<b>POOL &amp; SPA MAINTENANCE:</b>				
POOL/SPA CONTRACT	\$7.46	\$89.49	\$5,280.00	\$4,800.00
POOL/SPA REPAIRS/EXTRAS	\$2.12	\$25.42	\$1,500.00	\$1,500.00
<b>TOTAL POOL &amp; SPA MAINTENANCE</b>	<b>\$9.58</b>	<b>\$114.92</b>	<b>\$6,780.00</b>	<b>\$6,300.00</b>
<b>UTILITIES:</b>				
ELECTRICITY	\$19.55	\$234.64	\$13,844.00	\$11,500.00
GAS	\$3.53	\$42.37	\$2,500.00	\$2,500.00
GATE ENTRY TELEPHONE	\$3.25	\$38.98	\$2,300.00	\$2,300.00
WASTE DISPOSAL	\$14.12	\$169.49	\$10,000.00	\$8,825.00
WATER	\$15.59	\$187.12	\$11,040.00	\$11,000.00
<b>TOTAL UTILITIES</b>	<b>\$56.05</b>	<b>\$672.61</b>	<b>\$39,684.00</b>	<b>\$36,125.00</b>
<b>TOTAL EXPENSES</b>	<b>\$317.93</b>	<b>\$3,815.17</b>	<b>\$225,095.00</b>	<b>\$221,365.00</b>
<b>TOTAL NET OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>