

VILLA CABALLEROS HOMEOWNERS ASSOCIATION  
ANNUAL BUDGET  
JANUARY 1 - DECEMBER 31, 2024

<b>proposed</b>	<b>MONTHLY PER UNIT</b>	<b>ANNUALLY PER UNIT</b>	<b>2024 BUDGET</b>	<b>2023 BUDGET</b>
<b>INCOME:</b>				
ASSOCIATION FEES	\$548.00	\$6,576.00	<b>\$387,984.00</b>	\$329,220.00
LATE CHARGES	\$1.06	\$12.71	<b>\$750.00</b>	\$750.00
TOTAL INCOME	\$549.06	\$6,588.71	<b>\$388,734.00</b>	\$329,970.00
<b>LESS:</b>				
RESERVE ALLOCATION	\$148.13	\$1,777.54	<b>\$104,875.00</b>	\$104,875.00
NET OPERATING INCOME	\$400.93	\$4,811.17	<b>\$283,859.00</b>	\$225,095.00
<b>EXPENSES:</b>				
<b>ADMINISTRATIVE:</b>				
INSURANCE: GENERAL	\$27.63	\$331.53	<b>\$19,560.00</b>	\$18,000.00
INSURANCE: EARTHQUAKE	\$105.93	\$1,271.19	<b>\$75,000.00</b>	\$34,075.00
MANAGEMENT CONTRACT	\$16.10	\$193.22	<b>\$11,400.00</b>	\$11,400.00
OFFICE & ADMINISTRATIVE	\$2.40	\$28.81	<b>\$1,700.00</b>	\$1,700.00
PERMITS/ FEES/LICENSES	\$1.77	\$21.19	<b>\$1,250.00</b>	\$1,400.00
POSTAGE & PRINTING	\$1.27	\$15.25	<b>\$900.00</b>	\$1,600.00
PROF FEES: ACCOUNTING	\$7.27	\$87.29	<b>\$5,150.00</b>	\$5,050.00
PROF FEES: ELECTION	\$1.38	\$16.61	<b>\$980.00</b>	\$506.00
PROF FEES: AUDIT/RESERVE STUDY	\$3.53	\$42.37	<b>\$2,500.00</b>	\$2,450.00
PROF FEES: LEGAL	\$16.95	\$203.39	<b>\$12,000.00</b>	\$6,000.00
TAXES: INCOME	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00
MISCELLANEOUS	\$1.69	\$20.34	<b>\$1,200.00</b>	\$1,000.00
UNCOLLECTED FEES	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00
TOTAL ADMINISTRATIVE	\$185.93	\$2,231.19	<b>\$131,640.00</b>	\$83,181.00
<b>COMMON AREA MAINTENANCE:</b>				
ELEVATOR REPAIRS	\$4.94	\$59.32	<b>\$3,500.00</b>	\$4,000.00
ENTERGATE REPAIRS	\$2.82	\$33.90	<b>\$2,000.00</b>	\$1,200.00
MAINT: JANITORIAL	\$5.08	\$61.02	<b>\$3,600.00</b>	\$3,600.00
MAINT: BUILDING REPAIRS	\$3.53	\$42.37	<b>\$2,500.00</b>	\$5,000.00
MAINT: COMMON AREA	\$7.77	\$93.22	<b>\$5,500.00</b>	\$7,700.00
MAINT: FIRE EXTINGUISHERS	\$0.49	\$5.93	<b>\$350.00</b>	\$350.00
MAINT: LIGHTING/ELECTRICAL	\$5.65	\$67.80	<b>\$4,000.00</b>	\$6,000.00
MAINT: PLUMBING	\$1.41	\$16.95	<b>\$1,000.00</b>	\$1,000.00
ROOF/GUTTER CLEANING	\$5.65	\$67.80	<b>\$4,000.00</b>	\$0.00
PEST CONTROL	\$3.39	\$40.68	<b>\$2,400.00</b>	\$2,400.00
TOTAL COMMON AREA MAINTENANCE	\$40.75	\$488.98	<b>\$28,850.00</b>	\$31,250.00
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE CONTRACT	\$59.32	\$711.86	<b>\$42,000.00</b>	\$42,000.00
LANDSCAPE EXTRAS	\$2.82	\$33.90	<b>\$2,000.00</b>	\$8,000.00
IRRIGATION REPAIRS/SUPPLIES	\$0.99	\$11.86	<b>\$700.00</b>	\$1,700.00
NEW PLANTS	\$3.80	\$45.64	<b>\$2,693.00</b>	\$3,000.00
PRUNING/TRIMMING TREES	\$9.18	\$110.17	<b>\$6,500.00</b>	\$9,500.00
TOTAL LANDSCAPE MAINTENANCE	\$76.12	\$913.44	<b>\$53,893.00</b>	\$64,200.00
<b>POOL &amp; SPA MAINTENANCE:</b>				
POOL/SPA CONTRACT	\$8.14	\$97.63	<b>\$5,760.00</b>	\$5,280.00
POOL/SPA REPAIRS/EXTRAS	\$4.24	\$50.85	<b>\$3,000.00</b>	\$1,500.00
TOTAL POOL & SPA MAINTENANCE	\$12.37	\$148.47	<b>\$8,760.00</b>	\$6,780.00
<b>UTILITIES:</b>				
ELECTRICITY	\$20.17	\$242.03	<b>\$14,280.00</b>	\$13,844.00
GAS	\$3.53	\$42.37	<b>\$2,500.00</b>	\$2,500.00
GATE ENTRY TELEPHONE	\$3.81	\$45.76	<b>\$2,700.00</b>	\$2,300.00
WASTE DISPOSAL	\$16.24	\$194.92	<b>\$11,500.00</b>	\$10,000.00
WATER	\$15.59	\$187.12	<b>\$11,040.00</b>	\$11,040.00
TOTAL UTILITIES	\$59.35	\$712.20	<b>\$42,020.00</b>	\$39,684.00
TOTAL EXPENSES	\$374.52	\$4,494.29	<b>\$265,163.00</b>	\$225,095.00
TOTAL NET OPERATING INCOME	\$0.00	\$316.88	<b>\$18,696.00</b>	\$0.00