

VILLA CABALLEROS HOMEOWNERS ASSOCIATION				
ANNUAL BUDGET				
JANUARY 1 - DECEMBER 31, 2025				
	MONTHLY	ANNUALLY	2025	2024
	PER UNIT	PER UNIT	BUDGET	BUDGET
INCOME:				
ASSOCIATION FEES	\$577.00	\$6,924.00	\$408,516.00	\$368,160.00
LATE CHARGES	\$1.06	\$12.71	\$750.00	\$750.00
INTEREST	\$1.41	\$16.95	\$1,000.00	\$0.00
TOTAL INCOME	\$579.47	\$6,953.66	\$410,266.00	\$368,910.00
LESS:				
RESERVE ALLOCATION	\$182.27	\$2,187.29	\$129,050.00	\$120,360.00
RESERVE INTEREST	\$4.94	\$59.32	\$3,500.00	\$0.00
NET OPERATING INCOME	\$392.25	\$4,707.05	\$277,716.00	\$248,550.00
EXPENSES:				
ADMINISTRATIVE:				
INSURANCE: GENERAL	\$34.60	\$415.25	\$24,500.00	\$19,560.00
INSURANCE: EARTHQUAKE	\$83.33	\$1,000.00	\$59,000.00	\$57,000.00
MANAGEMENT CONTRACT	\$16.95	\$203.39	\$12,000.00	\$12,000.00
OFFICE & ADMINISTRATIVE	\$2.40	\$28.81	\$1,700.00	\$1,700.00
PERMITS/ FEES/LICENSES	\$2.82	\$33.90	\$2,000.00	\$1,250.00
POSTAGE & PRINTING	\$1.41	\$16.95	\$1,000.00	\$900.00
PROF FEES: ACCOUNTING	\$7.45	\$89.41	\$5,275.00	\$5,100.00
PROF FEES: ELECTION	\$2.82	\$33.90	\$2,000.00	\$980.00
PROF FEES: AUDIT/RESERVE STUDY	\$2.82	\$33.90	\$2,000.00	\$2,500.00
PROF FEES: LEGAL	\$3.53	\$42.37	\$2,500.00	\$6,000.00
PROF FEES: WEBSITE MGMT	\$1.06	\$12.71	\$750.00	\$0.00
TAXES: INCOME	\$2.54	\$30.51	\$1,800.00	\$0.00
MISCELLANEOUS	\$7.06	\$84.75	\$5,000.00	\$1,000.00
UNCOLLECTED FEES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ADMINISTRATIVE	\$168.82	\$2,025.85	\$119,525.00	\$107,990.00
COMMON AREA MAINTENANCE:				
ELEVATOR REPAIRS	\$6.36	\$76.27	\$4,500.00	\$3,500.00
ENTERGATE REPAIRS	\$1.77	\$21.19	\$1,250.00	\$2,000.00
MAINT: JANITORIAL	\$5.08	\$61.02	\$3,600.00	\$3,600.00
MAINT: BUILDING REPAIRS	\$11.30	\$135.59	\$8,000.00	\$6,000.00
MAINT: COMMON AREA	\$9.89	\$118.64	\$7,000.00	\$8,000.00
MAINT: FIRE EXTINGUISHERS	\$3.18	\$38.14	\$2,250.00	\$350.00
MAINT: LIGHTING/ELECTRICAL	\$4.52	\$54.24	\$3,200.00	\$4,000.00
MAINT: PLUMBING	\$9.89	\$118.64	\$7,000.00	\$2,000.00
ROOF/GUTTER CLEANING	\$7.06	\$84.75	\$5,000.00	\$4,000.00
PEST CONTROL	\$3.53	\$42.37	\$2,500.00	\$2,400.00
TOTAL COMMON AREA MAINTENANCE	\$62.57	\$750.85	\$44,300.00	\$35,850.00
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	\$61.02	\$732.20	\$43,200.00	\$42,000.00
LANDSCAPE EXTRAS	\$2.82	\$33.90	\$2,000.00	\$1,500.00
IRRIGATION REPAIRS/SUPPLIES	\$2.40	\$28.81	\$1,700.00	\$1,200.00
NEW PLANTS	\$4.24	\$50.85	\$3,000.00	\$1,500.00
PRUNING/TRIMMING TREES	\$14.12	\$169.49	\$10,000.00	\$8,000.00
TOTAL LANDSCAPE MAINTENANCE	\$84.60	\$1,015.25	\$59,900.00	\$54,200.00
POOL & SPA MAINTENANCE:				
POOL/SPA CONTRACT	\$8.56	\$102.71	\$6,060.00	\$5,500.00
POOL/SPA REPAIRS/EXTRAS	\$4.24	\$50.85	\$3,000.00	\$3,000.00
TOTAL POOL & SPA MAINTENANCE	\$12.80	\$153.56	\$9,060.00	\$8,500.00
UTILITIES:				
ELECTRICITY	\$21.19	\$254.24	\$15,000.00	\$14,270.00
GAS	\$1.84	\$22.03	\$1,300.00	\$2,500.00
GATE ENTRY TELEPHONE	\$3.95	\$47.46	\$2,800.00	\$2,700.00
WASTE DISPOSAL	\$19.21	\$230.51	\$13,600.00	\$11,500.00
WATER	\$16.95	\$203.39	\$12,000.00	\$11,040.00
TOTAL UTILITIES	\$63.14	\$757.63	\$44,700.00	\$42,010.00
TOTAL EXPENSES	\$391.93	\$4,703.14	\$277,485.00	\$248,550.00
TOTAL NET OPERATING INCOME	\$0.33	\$3.92	\$231.00	\$0.00