

VILLA ROSARIO CONDOMINIUM			
c/o Century 21 Realty Management Co.			
P.O. Box 7988			
Tamuning, Guam 96931			
2019 ANNUAL BUDGET			
INCOME:			
CASH RECEIVED:	2018 Annual Budget	2018 Annual Actual	2019 Annual Draft Budget
1 Common Area Fees	\$291,000.00	\$296,762.00	\$291,000.00
2 Common Area Late Fees	\$0.00	\$2,410.00	\$0.00
3 Legal Costs Fee	\$0.00	\$0.00	\$0.00
4 Service Charge	\$0.00	\$40.00	\$0.00
5 Interest Earbed	\$0.00	\$14.86	\$0.00
6 Penalties (Late fees & HRV)	\$0.00	\$4,595.00	\$0.00
7 Pool Key Replacement	\$0.00	\$125.00	\$0.00
8 Pool Reservation Fee: Non Refundable	\$0.00	\$0.00	\$0.00
9 Pool Reservation Fee Refundable	\$0.00	\$0.00	\$0.00
10 Parking Deals Extra	\$0.00	\$0.00	\$0.00
11 Reimb for Falcon Fire (50%) Unit A27	\$0.00	\$187.50	\$0.00
12 TOTAL CASH RECEIVED	\$291,000.00	\$304,134.36	\$291,000.00
DISBURSEMENTS			
FIXED EXPENSES:			
16 Property Insurance	\$69,505.80	\$69,505.80	\$69,505.80
17 Management Fee/ Resident Manager	\$33,600.00	\$33,600.00	\$36,000.00
18			
19 Ground Maintenance:			
20 Grounds/Janitorial	\$28,179.35	\$30,226.85	\$34,320.00
21 Guam Service Pros	\$14,400.00	\$14,400.00	\$14,400.00
22			
23			
24			
25			
26			
27 Pool Expense:			
28 Pool Maintenance	\$6,500.00	\$6,050.00	\$7,020.00
29 Additional Pool Expense & Chemicals	\$600.00	\$6,960.20	\$7,200.00
30 Pool Sanitary Permit	\$297.97	\$297.98	\$297.98
31			
32 Security Services:			
33 Security Guard & Alarm Monitoring plus Extra Guard 6pm to 9pm	\$40,014.00	\$50,034.79	\$57,423.12
34 Extra Guard 6pm to 9pm	\$29,053.32	\$0.00	\$0.00
35 Refuse Collections			
36 Garbage Collection Guahan Waste	\$4,686.00	\$4,270.00	\$4,697.00
37 Cardboard Collection Lagu	\$3,844.50	\$3,402.00	\$3,742.20
38 Tipping Fees Guahan Waste	\$17,328.14	\$15,362.58	\$16,898.84
39			
40 Termite Treatment Pestex	\$3,307.00	\$1,200.00	\$1,200.00
41 SUB-TOTAL	\$251,316.08	\$235,310.20	\$252,704.94
42			
43 OPERATIONAL EXPENSES:			
44 Bank Charges	\$150.00	\$0.00	\$150.00
45 Property Tax	\$150.00	\$134.94	\$150.00
46 Income Taxes	\$18.00	\$18.00	\$18.00
47 Utilities - Electric			
48 Bldg A-00110717	\$3,320.00	\$2,935.43	\$3,228.98
49 Bldg B-00110714	\$3,149.30	\$3,181.12	\$3,499.24
50 Bldg C-00110715	\$2,979.90	\$3,105.60	\$3,416.16
51 Bldg D-00110716	\$2,917.20	\$2,723.39	\$2,995.73
52 Pool-00204014	\$5,528.60	\$5,714.62	\$6,286.09
53 Security-00182933	\$1,910.70	\$1,978.98	\$2,176.88
54 CA-00276486	\$1,412.40	\$1,548.78	\$1,703.66
55 Water/ Sewer	\$7,006.95	\$4,572.68	\$5,258.59
56 Telephone	\$3,000.00	\$2,569.24	\$3,000.00
57 General Repairs & Maint.	\$30,000.00	\$27,532.53	\$30,000.00
58 Building Lights	\$2,500.00	\$10,874.00	\$2,500.00
59 Typhoon Clean Up		\$360.00	
60 CCTV Cameras	\$2,000.00	\$1,018.00	\$0.00
61 Annual Roof Maintenance (Contractual)	\$1,500.00	\$0.00	\$0.00
62 Fire Extinguishers (Annual Inspection)	\$1,055.00	\$183.00	\$132.00
63 Fire Alarm System/Inspection	\$1,280.00	\$0.00	\$1,280.00
64 Wet Stand Pipe/Fire hose Inspection	\$1,950.00	\$1,280.00	\$1,280.00
65 Audit 2018, 2019 (Deloitte)	\$4,000.00	\$3,958.35	\$4,000.00
66 Tax Preparation/Filing (Deloitte)	\$312.50	\$312.50	\$320.00
67 Professional Fees - Legal (Beggs)	\$1,500.00	\$0.00	\$1,500.00
68 Postage & Reproduction	\$2,000.00	\$1,258.67	\$2,000.00
69 Supplies (Administrative)- Cost of Checks/CA Booklets	\$1,400.00	\$720.00	\$1,400.00
70 Supplies (Janitorial/Building)	\$2,500.00	\$496.34	\$500.00
71 Website Hosting/Server Management	\$720.00	\$720.00	\$720.00
72 Annual meeting expenses	\$550.00	\$311.88	\$550.00
73 Pool Key Replacement	\$500.00	\$480.00	\$500.00
74 Parking Decal Stickers	\$625.00	\$625.00	\$375.00
75 Refund of Pool Deposit	\$0.00	\$830.00	\$0.00
76 Pool Furniture	\$500.00	\$0.00	\$500.00
77 Repair of Blower		\$125.97	\$0.00
78 Plants	\$1,000.00	\$0.00	\$1,000.00
79 Reimb. For Towing Service		\$545.00	\$0.00
80 Advertisement of Ground Maintenance	\$0.00	\$0.00	\$0.00
81 SUB-TOTAL	\$87,435.55	\$80,114.02	\$80,440.33
82			
83 TOTAL ALL EXPENSES:	\$338,751.63	\$315,424.22	\$333,145.27
84 Cash After Expenses	-\$47,751.63	-\$11,289.86	-\$42,145.27
85			
86 Other Items related to 2017 Income and Expenses			
87 Other Income:			
88			
89 Pool Reservation Fee (Refundable + Non Refundable)	\$0.00	\$2,000.00	\$0.00
90 Parking Decal Extra	\$0.00	\$3,680.00	\$0.00
91			
92 Grand total Other Income	\$0.00	\$5,680.00	\$0.00
93			
94 Other Expenses/Project			
95 Paint			\$0.00
96 Pool Deck/Paint Materials/Security Cameras	\$65,000.00	\$40,750.00	\$27,250.00
97 Playground Equipments/Installation	\$25,000.00	\$2,125.50	\$25,000.00
98 Grand Total Other Expense	\$90,000.00	\$42,875.50	\$52,250.00
99 Excess of Other Income over other expenses	-\$65,000.00	-\$37,195.50	-\$52,250.00
100 Operating account beginning bank balance	\$86,527.18	\$86,527.18	\$38,041.82
Ending Bank Balance Combined from Operating account & Other Income and Expenses	-\$51,224.45	\$38,041.82	-\$56,353.45
101			
102			
103			
104 Time Certificate Deposits			
105 ACCOUNT#70-03-002016			
106 Beginning Balance	\$0.00	\$40,950.95	\$41,194.73
107 Interest		\$243.78	0
108 ACCOUNT#70-03-002016	\$0.00	\$41,194.73	\$41,194.73
109			
110 ACCOUNT#70-03-002017			
111 Beginning Balance	\$0.00	\$80,623.44	\$81,104.00
112 Interest		\$480.56	0
113 ACCOUNT#70-03-002017	\$0.00	\$81,104.00	\$81,104.00
114 Grand Total VRHA combined account ending 12/31/2017	-\$51,224.45	\$160,340.55	\$65,945.28
# unit	C/A per unit		
12-A	0.83%	200	2400
54-B	0.72%	175	9450
12-C	0.60%	145	1740
27-D	0.70%	170	4590
27-D1	0.66%	160	4320
9-E	0.77%	185	1665
1-Laundry	0.35%	85	85
0			\$24,250.00
SPECIAL ASSESSMENT			
	Option A-190,000 12 monthly installment	Option A-200,000 12 monthly installment	Option C-134,600 6 monthly installment
12-A	\$ 1,971.25	\$ 2,075.00	\$ 1,396.48
54-B	\$ 1,710.00	\$ 1,800.00	\$ 1,211.40
12-C	\$ 1,425.00	\$ 1,500.00	\$ 1,009.50
27-D	\$ 1,662.50	\$ 1,750.00	\$ 1,177.75
27-D1	\$ 1,567.50	\$ 1,650.00	\$ 1,110.45
9-E	\$ 1,828.75	\$ 1,925.00	\$ 1,295.53
1-Laundry	\$ 831.25	\$ 875.00	\$ 588.88