

VILLA ROSARIO CONDOMINIUM					
c/o Century 21 Realty Management Co.					
P.O. Box 7988					
Tamuning, Guam 96931					
2020 ANNUAL BUDGET (DRAFT)					
INCOME:					
CASH RECEIVED:		2019 Annual	2019 Annual	2020 Annual	
		Budget	Actual	Draft Budget	
1	Common Area Fees	\$291,000.00	\$282,764.43	\$290,940.00	
2	Common Area Late Fees	\$0.00	\$1,560.00	\$0.00	
3	Legal Costs Fee	\$0.00	\$0.00	\$0.00	
4	Service Charge	\$0.00	\$160.00	\$0.00	
5	Interest Earned	\$0.00	\$25.81	\$0.00	
6	Penalties (Late fees & HRV)	\$0.00	\$5,590.00	\$0.00	
7	Pool Key Replacment	\$0.00	\$600.00	\$0.00	
	Returned Check	\$0.00	-\$170.00	\$0.00	
8	TOTAL CASH RECEIVED	\$291,000.00	\$290,530.24	\$290,940.00	
9					
10	DISBURSEMENTS				
11	FIXED EXPENSES:				
12	Property Insurance	\$69,505.80	\$69,505.80	\$69,505.80	Payment schedule 2019-2020
13	Management Fee	\$30,000.00	\$30,100.00	\$27,600.00	
14	Resident Manager	\$6,000.00	\$4,000.00	\$8,400.00	
15	Ground Maintenance:				
	Ground Maintenance Service Pro	\$34,320.00	\$20,020.00		
16	Grounds	\$0.00	\$8,400.00	\$14,400.00	
17	Janitorial	\$14,400.00	\$7,500.00	\$18,000.00	
18	Grounds Helper	\$0.00	\$4,200.00	\$15,600.00	
19					
20					
21					
22					
23	Pool Expense:				
24	Pool Maintenance	\$7,020.00	\$5,060.00	\$7,020.00	
25	Aditonal Pool Expense	\$7,200.00	\$4,465.45	\$5,000.00	
26	Pool Sanitary Permit	\$297.97	\$297.98	\$297.98	
27					
28	Security Sevices:				
29	Security Guard & Alarm Monitoring	\$57,423.12	\$41,315.40	\$47,804.80	min wage increase Mar. 2020
30	Extra Guard 6pm to 9pm	\$0.00	\$0.00	\$0.00	
31	Refuse Collections				
32	Garbage Collection Guahan Waste	\$4,697.00	\$4,080.00	\$4,488.00	10% increase
33	Cardboard Collection Lagu	\$3,742.20	\$3,209.00	\$3,529.90	10% increase

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34	Tipping Fees Guahan Waste	\$16,898.84	\$14,894.01	\$16,383.41	10% increase
35					
36	Termite Treatment Pestex	\$1,200.00	\$0.00	\$1,200.00	2 Year contract
37	SUB-TOTAL	\$252,704.93	\$217,047.64	\$239,229.89	
38					
39	OPERATIONAL EXPENSES:				
40	Bank Charges	\$150.00	\$587.17	\$150.00	
41	Property Tax	\$150.00	\$134.94	\$150.00	
42	Income Taxes	\$18.00	\$192.00	\$18.00	
43	Utilities - Electric				
44	Bldg A-00110717	\$3,228.98	\$2,756.63	\$3,228.98	kept the same at 2019 budget
45	Bldg B-00110714	\$3,499.24	\$3,263.14	\$3,499.24	
46	Bldg C-00110715	\$3,416.16	\$3,091.04	\$3,416.16	
47	Bldg D-00110716	\$2,995.73	\$2,660.53	\$2,995.73	
48	Pool-00204014	\$6,286.09	\$6,435.73	\$6,286.09	
49	Security-00182933	\$2,176.88	\$1,924.19	\$2,176.88	
50	CA-00276486	\$1,703.66	\$1,684.17	\$1,703.66	
51	Water/ Sewer	\$5,258.59	\$17,778.96	\$5,258.59	Water leak/Pool fill kept the same at 2019 budget
52	Telephone	\$3,000.00	\$2,374.18	\$3,000.00	kept the same at 2019 budget
53	General Repairs & Maint.	\$30,000.00	\$16,721.37	\$30,000.00	kept the same at 2019 budget
54	Building Lights	\$2,500.00	\$1,357.00	\$2,500.00	
	Typhoon Clean Up	\$0.00	\$0.00	\$0.00	
55	CCTV Cameras	\$0.00	\$554.00	\$0.00	
56	Annual Roof Maintenance (Contractual)	\$0.00	\$0.00	\$0.00	
57	*Fire Extinguishers (Annual Inspection)	\$132.00	\$0.00	\$108.00	
58	Fire Alarm System/Inspection	\$1,280.00	\$1,280.00	\$1,280.00	
62	Wet Stand Pipe Inspection	\$1,280.00	\$0.00	\$1,280.00	
63	Audit 2018 (Deloitte)	\$2,000.00	\$0.00	\$4,000.00	2018/2019 Audit
64	Tax Preparation/Filing (Deloitte)	\$320.00	\$315.79	\$320.00	
65	Professional Fees - Legal (Beggs)	\$1,500.00	\$497.47	\$1,500.00	
66	Postage & Reproduction	\$2,000.00	\$1,806.51	\$2,000.00	
67	Supplies (Administrative)- Cost of Checks/CA Booklets	\$1,400.00	\$355.00	\$1,400.00	kept the same at 2019 budget
68	Supplies (Janitorial/Building)	\$500.00	\$251.05	\$500.00	kept the same at 2019 budget
69	Website Hosting/Server Management	\$720.00	\$720.00	\$720.00	
70	Annual meeting expenses	\$550.00	\$359.91	\$550.00	

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71 Pool Key Replacement	\$500.00	\$0.00	\$500.00	
72 Parking Decal Stickers	\$375.00	\$0.00	\$450.00	based on quote
73 Refund of Pool Deposit	\$0.00	\$1,300.00	\$0.00	
CAF Refund	\$0.00	\$765.00	\$0.00	
Reimbursement Towing (Roadside)	\$0.00	\$395.00	\$0.00	
74 Pool Furniture	\$500.00	\$0.00	\$500.00	
Plants	\$1,000.00	\$0.00	\$500.00	
76 Tennis Net	\$0.00	\$289.00	\$1,000.00	
Crack Repair	\$0.00	\$6,550.00	\$0.00	
77 Advertisement of Ground Maintenance	\$0.00	\$0.00	\$0.00	
78 SUB-TOTAL	\$78,440.33	\$76,399.78	\$80,991.33	
79				
80 TOTAL ALL EXPENSES:	\$331,145.26	\$293,447.42	\$320,221.22	
81 Cash After Expenses	-\$40,145.26	-\$2,917.18	-\$29,281.22	
82				
83 Other Items related to 2017 Income and Expenses				
84 Other Income:				
85				
86 Pool Reservation Fee (Refundable + Non Refundable)	\$0.00	\$2,600.00	\$0.00	
87 Parking Decal Extra	\$0.00	\$4,138.87	\$0.00	\$297,269.11
88 Special Assessment	\$250,100.00	\$233,536.21		
Special Assessment-Late Fees		\$600.00		
Special Assessment-Discount		-\$46,200.00		
Refund of Paint-Colina de Barrigada		\$6,375.00		
89 Grand total Other Income	\$250,100.00	\$201,050.08	\$0.00	
90		\$194,311.21		
91 Other Expenses/Project				
92 Painting Project			\$112,800.00	
93 Additional Paint/non skid deck paint			\$10,000.00	
94 Refund of overpayment-Special Assessment		\$762.25		
95 Pool Deck/Paint Materials/Security Cameras	\$65,000.00	\$0.00	\$65,000.00	Per annual meeting, 03/29/2014, was approved 2014
96 Playground Equipments/Installation	\$25,000.00	\$0.00	\$25,000.00	
97 Grand Total Other Expense	\$90,000.00	\$762.25	\$212,800.00	
98 Excess of Othe Income over other expenses	\$185,100.00	\$200,287.83	-\$212,800.00	
99 Operating account beginning bank balance	\$38,041.82	\$38,041.82	\$235,412.47	

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100	<u>Ending Bank Balance Combined from Operating account & Other Income and Expenses</u>	<u>\$157,996.56</u>	<u>\$235,412.47</u>	<u>-\$6,668.75</u>
101				
102				
103	Time Certificate Deposits			
104	ACCOUNT#70-03-002016			
105	Beginning Balance	\$0.00	\$41,194.73	\$41,330.58
106	Interest		\$135.85	0
107	ACCOUNT#70-03-002016	\$0.00	\$41,330.58	\$41,330.58
108				
109	ACCOUNT#70-03-002017			
110	Beginning Balance	\$0.00	\$81,104.00	\$81,375.49
111	Interest		\$271.49	0
112	ACCOUNT#70-03-002017	\$0.00	\$81,375.49	\$81,375.49
113	Grand Total VRHA combined account ending 12/31/2019	\$157,996.56	\$358,118.54	\$116,037.32
	# 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
	0			\$24,250.00