

VILLA ROSARIO CONDOMINIUM				
c/o Century 21 Realty Management Co.				
P.O. Box 7988				
Tamuning, Guam 96931				
Draft				
APPROVED 2022 ANNUAL BUDGET				
INCOME:				
CASH RECEIVED:	2021 Annual	2021 Annual	2022 Annual	
	Actual	Budget	Draft Budget	
1	Common Area Fees	\$ 306,935.19	\$ 290,940.00	\$290,940.00
2	Common Area Late Fees	\$ 1,480.00	\$ -	\$0.00
3	Legal Costs Fee	\$ -	\$ -	\$0.00
4	Service Charge	\$ 25.00	\$ -	\$0.00
5	Interest Earned	\$ -	\$ -	\$0.00
6	Penalties (HRV)	\$ 2,050.00	\$ -	\$0.00
7	Pool Key Replacment	\$ 150.00	\$ -	\$0.00
8	Returned check-unit A3	\$ (1,225.00)	\$ -	\$0.00
9			\$ -	\$0.00
10			\$ -	\$0.00
11			\$ -	0
12				
13	Total Cash Received:	\$ 309,415.19	\$ 290,940.00	\$ 290,940.00
14				
15				
DISBURSEMENTS				
FIXED EXPENSES:				
18	Property Insurance	\$ 69,505.80	\$ 69,505.80	\$69,505.80
19	Management Fee	\$ 29,800.00	\$ 30,000.00	\$34,000.00
20	Resident Manager	\$ 8,400.00	\$ 8,400.00	\$10,500.00
21	Ground Maintenance	\$ 14,400.00	\$17,700.00	\$17,700.00
22	Grounds-Helper	\$ 14,400.00	\$12,300.00	\$12,300.00
23	Janitorial-Bushcutting	\$ 14,400.00	\$19,200.00	\$19,200.00
24				
25				
26	Pool Expense:			
27	Pool Maintenance	\$ 6,185.00	\$ 7,020.00	\$7,020.00
28	Additional Pool Expense	\$ 1,111.19	\$ 5,000.00	\$5,000.00
29	Pool Sanitary Permit	\$ 290.00	\$ 300.00	\$300.00
30				
31	Security Seivces:			
32	Security Guard & Alarm Monitoring	\$ 39,528.00	\$ 57,500.00	\$57,500.00
33		\$0.00	\$0.00	\$0.00
34	Refuse Collections			
35	Garbage Collection Guahan Waste	\$ 4,800.00	\$ 4,950.00	\$5,280.00
36	Tipping Fees Guahan Waste	\$ 21,328.52	\$18,980.00	\$25,000.00
37	Cardboard Collection Lagu	\$ 2,821.60	\$4,620.00	\$5,082.00
38				
39	Termite Treatment Pestex	\$ -	\$3,120.00	\$3,120.00
40	SUB-TOTAL	\$226,970.11	\$258,595.80	\$271,507.80
41				
42	OPERATIONAL EXPENSES:			
43	Bank Charges	\$71.88	\$150.00	\$150.00
44	Property Tax	\$134.94	\$150.00	\$150.00
45	Income Taxes	\$0.00	\$18.00	\$18.00
46	Utilities - Electric			
47	Bldg A-00110717	\$2,184.00	\$3,228.98	\$3,228.98
48	Bldg B-00110714	\$3,011.42	\$3,499.24	\$3,499.24
49	Bldg C-00110715	\$2,796.46	\$3,416.16	\$3,416.16
50	Bldg D-00110716	\$2,577.47	\$2,995.73	\$2,995.73
51	Pool-00204014	\$4,678.47	\$6,286.09	\$6,286.09
52	Security-00182933	\$1,753.32	\$2,176.88	\$2,176.88
53	CA-00276486	\$1,299.26	\$1,703.66	\$1,703.66
54	Water/ Sewer	\$4,083.55	\$5,258.59	\$5,258.59
55	Telephone	\$2,266.25	\$3,000.00	\$3,000.00
56	General Repairs & Maint.	\$ 22,357.25	\$30,000.00	\$30,000.00
57	Building Lights	\$1,643.00	\$2,500.00	\$2,500.00
58	Typhoon Clean Up	\$0.00	\$0.00	\$0.00
59	CCTV Cameras	\$0.00	\$0.00	\$0.00
60	Annual Roof Maintenance (Contractual)	\$0.00	\$0.00	\$0.00
61	*Fire Extinguihsers (Annual Inspection)	\$195.00	\$132.00	\$132.00
62	Fire Alarm System/Inspection	\$1,280.00	\$1,280.00	\$1,280.00
63	Wet Stand Pipe Inspection	\$1,280.00	\$1,280.00	\$1,280.00
64	Audit 2018/2019 (Deloitte)	\$0.00	\$2,000.00	\$2,000.00
65	Tax Preparation/Filing (Deloitte)	\$0.00	\$320.00	\$320.00
66	Professional Fees - Legal (Beggs)	\$315.79	\$1,500.00	\$1,500.00
67	Postage & Reproduction	\$1,000.00	\$2,000.00	\$2,000.00
68	Supplies (Administrative)- Cost of Checks/CA Booklets	\$511.98	\$1,400.00	\$1,400.00

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69	Supplies (Janitorial/Building)	\$0.00	\$1,400.00	\$1,400.00
70	Website Hosting/Server Management	\$0.00	\$720.00	\$720.00
71	Annual meeting expenses	\$0.00	\$550.00	\$550.00
72	Pool Key Replacement	\$0.00	\$500.00	\$500.00
73	Parking Decal Stickers	\$525.00	\$450.00	\$500.00
74	Pressure Washer	\$1,628.99	\$0.00	\$0.00
75	CAF Refund	\$2,685.00	\$0.00	\$0.00
76	Pigeon Control	\$903.38	\$0.00	\$0.00
77	Pool Furniture	\$0.00	\$500.00	\$500.00
78	Plants	\$0.00	\$500.00	\$500.00
79	Tennis Net	\$0.00	\$1,000.00	\$1,000.00
80	Advertisement of Ground Maintenance	\$0.00	\$0.00	\$0.00
81	SUB-TOTAL	\$59,182.41	\$79,915.33	\$79,965.33
82				
83	TOTAL ALL EXPENSES:	\$286,152.52	\$338,511.13	\$351,473.13
84	Cash After Expenses	\$23,262.67	-\$47,571.13	-\$60,533.13
85				
86	Other Items related to 2017 Income and Expenses			
87	Other Income:			
88				
89	Pool Reservation Fee (Refundable + Non Refundable)	\$0.00	\$0.00	\$0.00
90	Parking Decal Extra	\$4,487.60	\$0.00	\$0.00
91	Special Assessment	\$345.00	\$0.00	\$0.00
92	Special Assessment-Late Fees	\$0.00	\$0.00	\$0.00
93				
94				
95	Grand total Other Income	\$4,832.60	\$0.00	\$0.00
96				
97	Other Expenses/Project			
98	Painting Project	\$0.00	\$0.00	\$0.00
99	Additional Paint/non skid deck paint		\$0.00	\$0.00
100			\$0.00	
101	Pool Deck/Paint Materials	\$0.00	\$65,000.00	\$45,000.00
	Security Cameras			\$20,000.00
102	Playground Equipments/Installation	\$0.00	\$25,000.00	\$25,000.00
103	Grand Total Other Expense	\$0.00	\$90,000.00	\$90,000.00
104	Excess of Othe Income over other expenses	\$4,832.60	-\$90,000.00	-\$90,000.00
105	Operating account beginning bank balance	\$235,412.47	\$159,530.35	\$159,530.35
106	Ending Bank Balance Combined from Operating account & Other Income and Expenses	\$263,507.74	\$21,959.22	\$8,997.22
107				
108				
109	Time Certificate Deposits			
110	ACCOUNT#70-03-002016			
111	Beginning Balance	\$41,343.93	\$41,347.72	\$41,347.72
112	Interest	\$3.79	\$0.00	0
113	ACCOUNT#70-03-002016	\$41,347.72	\$41,347.72	\$41,347.72
114				
115	ACCOUNT#70-03-002017			
116	Beginning Balance	\$81,401.77	\$81,409.24	\$81,409.24
117	Interest	\$7.47	\$0.00	0
118	ACCOUNT#70-03-002017	\$81,409.24	\$81,409.24	\$81,409.24
119	Grand Total VRHA combined account ending 12/31/2021	\$386,264.70	\$144,716.18	\$131,754.18
	# 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