

| VILLA ROSARIO CONDOMINIUM | | | |
|---|--------------------|--------------------|--------------------------|
| c/o Century 21 Realty Management Co. | | | |
| P.O. Box 7988 | | | |
| Tamuning, Guam 96931 | | | |
| Draft | | | |
| APPROVED 2024 ANNUAL BUDGET | | | |
| INCOME: | | | |
| CASH RECEIVED: | 2023 Annual Actual | 2023 Annual Budget | 2024 Annual Draft Budget |
| 1 Common Area Fees | \$ 290,307.12 | \$290,940.00 | \$290,940.00 |
| 2 Common Area Late Fees | \$ 2,559.81 | \$0.00 | \$0.00 |
| 3 Parking Decal Extra | \$ 2,949.67 | \$0.00 | \$0.00 |
| 4 Service Charge | \$ 80.00 | \$0.00 | \$0.00 |
| 5 Interest Earned | \$ - | \$0.00 | \$0.00 |
| 6 Penalties (HRV) | \$ 6,285.00 | \$0.00 | \$0.00 |
| 7 Pool Key Replacment | \$ 225.00 | \$0.00 | \$0.00 |
| 8 Void Checks | \$ 215.00 | \$0.00 | \$0.00 |
| 9 Error in Deposit Rental Payment D113 | \$ 2,170.00 | \$0.00 | \$0.00 |
| 10 Todo Mauleg Unit B47 Reimbursment | \$ 109.00 | \$0.00 | \$0.00 |
| 11 Typhoon Settlement Individual units | \$ 354,136.32 | | |
| 12 Total Cash Received: | \$ 659,036.92 | \$ 290,940.00 | \$ 290,940.00 |
| 13 | | | |
| 14 | | | |
| DISBURSEMENTS | | | |
| FIXED EXPENSES: | | | |
| 17 Property Insurance | \$ 41,703.48 | \$69,505.80 | \$90,357.54 |
| 18 Management Fee | \$ 34,000.08 | \$34,000.00 | \$42,500.00 |
| 19 Resident Manager | \$ 12,000.00 | \$12,000.00 | \$15,000.00 |
| 20 Ground Maintenance | \$ 36,000.00 | \$36,000.00 | \$36,000.00 |
| 21 | | | |
| 22 | | | |
| 23 Pool Expense: | | | |
| 24 Pool Maintenance | \$ 10,547.55 | \$9,000.00 | \$12,000.00 |
| 25 Additonal Pool Expense | \$ 3,396.64 | \$12,540.00 | \$12,540.00 |
| 26 Pool Sanitary Permit | \$ 413.00 | \$300.00 | \$0.00 |
| 27 | | | |
| 28 Security Sevices: | | | |
| 29 Security Guard & Alarm Monitoring | \$ 41,058.40 | \$57,500.00 | \$57,500.00 |
| 30 | | | |
| 31 Refuse Collections | | | |
| 32 Garbage Collection Guahan Waste | \$ 4,893.02 | \$5,280.00 | \$5,280.00 |
| 33 Tipping Fees Guahan Waste | \$ 22,544.61 | \$25,000.00 | \$25,000.00 |
| 34 Cardboard Collection Guahan Waste | \$ 2,845.69 | \$2,993.19 | \$2,993.19 |
| 35 Pestex Rodent | \$ - | \$220.00 | \$220.00 |
| 36 Termite Treatment Pestex | \$ 3,340.00 | \$3,120.00 | \$3,120.00 |
| 37 SUB-TOTAL | \$212,742.47 | \$267,458.99 | \$302,510.73 |
| 38 | | | |
| OPERATIONAL EXPENSES: | | | |
| 40 Bank Charges | \$71.88 | \$150.00 | \$150.00 |
| 41 Property Tax | \$134.94 | \$150.00 | \$150.00 |
| 42 Income Taxes | \$8.00 | \$150.00 | \$150.00 |
| 43 Utilities - Electric | | | |
| 44 Bldg A-00110717 | \$1,337.70 | \$3,228.98 | \$3,551.87 |
| 45 Bldg B-00110714 | \$2,327.93 | \$3,499.24 | \$3,502.73 |
| 46 Bldg C-00110715 | \$2,146.04 | \$3,416.16 | \$3,757.77 |
| 47 Bldg D-00110716 | \$2,099.77 | \$2,995.73 | \$3,295.30 |
| 48 Pool-00204014 | \$6,936.22 | \$6,286.09 | \$6,914.69 |
| 49 Security-00182933 | \$2,676.74 | \$2,176.88 | \$2,394.56 |
| 50 CA-00276486 | \$0.00 | \$1,703.66 | \$1,874.02 |
| 51 Water/ Sewer | \$1,991.60 | \$5,258.59 | \$5,784.44 |
| 52 Telephone | \$1,743.20 | \$3,000.00 | \$3,000.00 |
| 53 Internet Monitoring Security Cameras | \$769.04 | \$0.00 | \$800.00 |
| 54 General Repairs & Maint. | \$ 35,697.17 | \$30,000.00 | \$30,000.00 |
| 55 Building Lights | \$525.00 | \$2,500.00 | \$2,500.00 |
| 56 Roof Repairs | \$0.00 | \$0.00 | \$0.00 |
| 57 Plumbing Repairs Refund B52 clogged | \$200.00 | \$0.00 | \$0.00 |
| 58 CCTV Cameras | \$0.00 | \$0.00 | \$0.00 |
| 59 Annual Roof Maintenance (Contractual) | \$0.00 | \$0.00 | \$5,000.00 |
| 60 *Fire Extinguihsers (Annual Inspection) | \$135.00 | \$132.00 | \$135.00 |
| 61 Fire Alarm System/Inspection | \$1,280.00 | \$1,280.00 | \$1,280.00 |
| 62 Fire Hose | \$0.00 | \$4,000.00 | \$4,000.00 |
| 63 Wet Stand Pipe Inspection | \$1,280.00 | \$1,280.00 | \$1,280.00 |
| 64 Audit 2021/2022 (Deloitte) | \$3,999.99 | \$2,000.00 | \$2,000.00 |
| 65 Tax Preparation/Filing (Deloitte) | \$331.58 | \$320.00 | \$350.00 |
| 66 Professional Fees - Legal (Beggs)/Secururity Title Unit C105 | \$500.00 | \$1,500.00 | \$1,500.00 |
| 67 Postage & Reproduction | \$2,188.19 | \$2,000.00 | \$2,000.00 |
| 68 Supplies (Administrative)- Cost of Checks/CA Booklets | \$514.50 | \$1,400.00 | \$1,400.00 |

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Draft

APPROVED 2024 ANNUAL BUDGET

| INCOME: | | | | |
|-----------------------|---|---------------------------|---------------------------------|---------------|
| CASH RECEIVED: | 2023 Annual Actual | 2023 Annual Budget | 2024 Annual Draft Budget | |
| 69 | Supplies (Janitorial/Building) | \$0.00 | \$1,400.00 | \$1,400.00 |
| 70 | Website Hosting/Server Management | \$1,440.00 | \$1,440.00 | \$1,440.00 |
| 71 | Annual meeting expenses | \$1,253.34 | \$550.00 | \$550.00 |
| 72 | Pool Key Replacement | \$0.00 | \$500.00 | \$500.00 |
| 73 | Parking Decal Stickers | \$640.00 | \$500.00 | \$500.00 |
| 74 | Building Wash/Clean | \$11,500.00 | \$0.00 | \$0.00 |
| 75 | Board Meeting Lunch | \$337.19 | \$0.00 | \$2,000.00 |
| 76 | Pigeon Control | \$0.00 | \$0.00 | \$10,000.00 |
| 77 | Pool Furniture | \$0.00 | \$500.00 | \$500.00 |
| 78 | Plants | \$0.00 | \$500.00 | \$500.00 |
| 79 | Tennis, basketball and Volleyball Nets | \$51.32 | \$1,000.00 | \$1,000.00 |
| 80 | Insurance Settlement Claim | \$354,136.25 | | |
| 81 | Error in Deposit Rental Payment D113 | \$2,170.00 | | |
| 82 | Decal Issuance (Jan Guerrero) | \$600.00 | | |
| 83 | 20% House Rule Share (PM/RM) | \$2,834.00 | \$0.00 | \$0.00 |
| 84 | SUB-TOTAL | \$443,856.59 | \$84,817.33 | \$105,160.38 |
| 85 | | | | |
| 86 | TOTAL ALL EXPENSES: | \$656,599.06 | \$352,276.32 | \$407,671.11 |
| 87 | Cash After Expenses | \$2,437.86 | -\$61,336.32 | -\$116,731.11 |
| 88 | | | | |
| 89 | | | | |
| 90 | Other Expenses/Project | | | |
| 91 | Painting Project | \$0.00 | \$0.00 | |
| 92 | Additional Paint/non skid deck paint | \$0.00 | \$0.00 | \$0.00 |
| 93 | Pool Key Card | \$5,428.00 | \$20,345.00 | \$20,345.00 |
| 94 | Typhoon Repairs | \$10,575.00 | \$0.00 | \$113,742.90 |
| 95 | Pool Deck/Paint Materials | \$6,040.00 | \$45,000.00 | \$45,000.00 |
| 96 | Security Cameras | \$0.00 | \$0.00 | \$5,000.00 |
| 97 | Playground Equipments/Installation | \$0.00 | \$25,000.00 | \$25,000.00 |
| 98 | Grand Total Other Expense | \$22,043.00 | \$90,345.00 | \$209,087.90 |
| 99 | Net income after other expenses | -\$19,605.14 | -\$151,681.32 | -\$325,819.01 |
| 100 | Operating account beginning bank balance | \$26,218.97 | \$26,218.97 | \$6,613.83 |
| 101 | | | | |
| 102 | Access Cash (Special Assessment Painting Project) | \$ 95,599.23 | \$ 95,249.23 | \$ 95,249.23 |
| 103 | Time Certificate Deposits | | | |
| 104 | ACCOUNT#70-03-002016 | | | |
| 105 | Beginning Balance | \$41,390.01 | \$41,347.72 | \$41,403.34 |
| 106 | Interest | \$13.33 | | |
| 107 | ACCOUNT#70-03-002016 | \$41,403.34 | \$41,347.72 | \$41,403.34 |
| 108 | | | | |
| 109 | ACCOUNT#70-03-002017 | | | |
| 110 | Beginning Balance | \$81,492.50 | \$81,409.24 | \$81,518.74 |
| 111 | Interest | \$26.24 | | |
| 112 | ACCOUNT#70-03-002017 | \$81,518.74 | \$81,409.24 | \$81,518.74 |
| 113 | Grand Total VRHA combined account ending 12/31/2023 | \$225,135.14 | \$92,543.84 | -\$101,033.87 |
| | | | | |
| | # 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 |