

**VILLA ROSARIO CONDOMINIUM**  
 c/o Century 21 Realty Management Co.  
 P.O. Box 7988  
 Tamuning, Guam 96931  
 Draft  
**PROPOSED 2025 ANNUAL BUDGET**

<b>INCOME:</b>			
<b>CASH RECEIVED:</b>	2024 Annual Actual	2024 Annual Budget	2025 Annual Draft Budget
Common Area Fees	\$ 294,963.38	\$290,940.00	\$310,264.00
Common Area Late Fees	\$ 2,650.00	\$0.00	\$0.00
Parking Decal Extra	\$ 3,800.06	\$0.00	\$0.00
Special Assessment	\$ -	\$0.00	\$44,081.00
Interest Earned	\$ -	\$0.00	\$0.00
Penalties (HRV)	\$ 11,183.39	\$0.00	\$0.00
Pool Key Replacement	\$ 150.00	\$0.00	\$0.00
Void Checks	\$ 100.00	\$0.00	\$0.00
Todo Mauleg Unit A13 Reimbursment	\$ 95.00	\$0.00	\$0.00
Typhoon Settlement Common Area	\$ 260,000.00	\$0.00	\$0.00
Typhoon Settlement Individual units	\$ 41,173.19	\$0.00	\$0.00
<b>Total Cash Received:</b>	<b>\$ 614,115.02</b>	<b>\$ 290,940.00</b>	<b>\$ 354,345.00</b>
<b>DISBURSEMENTS</b>			
<b>FIXED EXPENSES:</b>			
Property Insurance	\$ 167,124.64	\$90,357.54	\$223,040.00
Management Fee	\$ 41,791.71	\$42,500.00	\$42,500.00
Resident Manager	\$ 15,000.00	\$15,000.00	\$15,000.00
Ground Maintenance	\$ 36,000.00	\$36,000.00	\$36,300.00
<b>Pool Expense:</b>			
Pool Maintenance	\$ 10,557.00	\$12,000.00	\$12,000.00
Additional Pool Expense	\$ 4,458.58	\$12,540.00	\$12,540.00
Pool Sanitary Permit	\$ 223.00	\$0.00	\$500.00
<b>Security Sevices:</b>			
Security Guard & Alarm Monitoring	\$ 41,395.20	\$57,500.00	\$57,500.00
<b>Refuse Collections</b>			
Garbage Collection Guahan Waste	\$ 4,800.00	\$5,280.00	\$5,280.00
Tipping Fees Guahan Waste	\$ 20,095.20	\$25,000.00	\$25,000.00
Cardboard Collection Guahan Waste	\$ 2,452.60	\$2,993.19	\$2,993.19
Pestex Rodent	\$ 125.00	\$220.00	\$220.00
Termite Treatment Pestex	\$ 650.00	\$3,120.00	\$3,120.00
<b>SUB-TOTAL</b>	<b>\$344,672.93</b>	<b>\$302,510.73</b>	<b>\$435,993.19</b>
<b>OPERATIONAL EXPENSES:</b>			
Bank Charges	\$915.46	\$150.00	\$150.00
Property Tax	\$134.94	\$150.00	\$150.00
Income Taxes	\$0.00	\$150.00	\$150.00
Utilities - Electric			
Bldg A-00110717	\$1,349.69	\$3,551.87	\$3,551.87
Bldg B-00110714	\$1,787.67	\$3,502.73	\$3,502.73
Bldg C-00110715	\$1,948.84	\$3,757.77	\$3,757.77
Bldg D-00110716	\$2,062.32	\$3,295.30	\$3,295.30
Pool-00204014	\$7,865.75	\$6,914.69	\$6,914.69
Security-00182933	\$2,038.18	\$2,394.56	\$2,394.56
CA-00276486	\$0.00	\$1,874.02	\$1,874.02
Water/ Sewer	\$7,610.51	\$5,784.44	\$5,784.44
Telephone	\$960.00	\$3,000.00	\$1,000.00
Internet Monitoring Security Cameras	\$1,800.00	\$800.00	\$1,000.00
General Repairs & Maint.	\$ 19,409.06	\$30,000.00	\$30,000.00
Building Lights	\$7,636.00	\$2,500.00	\$3,500.00
Building Wash/Clean	\$33,560.00	\$0.00	\$0.00
Annual Roof Maintenance ( Contractual)	\$0.00	\$5,000.00	\$0.00
*Fire Extinguishers ( Annual Inspection)	\$175.00	\$135.00	\$200.00
Fire Alarm System/Inspection	\$1,280.00	\$1,280.00	\$1,280.00
Fire Hose	\$0.00	\$4,000.00	\$4,000.00
Wet Stand Pipe Inspection	\$1,280.00	\$1,280.00	\$1,280.00
Audit 2021/2022 (Deloitte)	\$0.00	\$2,000.00	\$2,000.00
Tax Preparation/Filing (Ernst & Young)	\$331.58	\$350.00	\$350.00
Professional Fees - Legal Fees (Beggs)	\$1,493.59	\$1,500.00	\$1,500.00
Postage & Reproduction	\$1,700.17	\$2,000.00	\$2,000.00
Supplies (Administrative)- Cost of Checks/CA Booklets	\$954.50	\$1,400.00	\$1,400.00
Supplies (Janitorial/Building)	\$115.66	\$1,400.00	\$0.00

less 4months of 10% increase

increased by 30%

kept the same as 2024 budget

4785.26/month

keep the same as 2024 budget

keep the same as 2024 budget

Keep the same as 2024 budget

Increase

Increase

This done once every 3 yrs

Website Hosting/Server Management	\$0.00	\$1,440.00	\$1,440.00	2023/2024				
Annual meeting expenses	\$693.22	\$550.00	\$700.00					
Pool Key Replacement	\$0.00	\$500.00	\$500.00					
Parking Decal Stickers	\$0.00	\$500.00	\$500.00					
Board Meeting Lunch	\$1,258.98	\$2,000.00	\$2,000.00					
Pigeon Control	\$0.00	\$10,000.00	\$0.00					
Pool Furniture	\$0.00	\$500.00	\$0.00					
Plants	\$0.00	\$500.00	\$500.00					
Tennis, basketball and Volleyball Nets	\$0.00	\$1,000.00	\$1,000.00					
Common Area Fee refund (A3)	\$350.00							
Insurance Settlement Claim Unit Owners	\$41,173.19	\$0.00	\$0.00					
Decal Issuance (Jan Guerrero)	\$1,431.15	\$0.00	\$0.00					
20% House Rule Share (PM/RM)	\$2,855.32	\$0.00	\$0.00					
<b>SUB-TOTAL</b>	<b>\$144,170.78</b>	<b>\$105,160.38</b>	<b>\$87,675.38</b>					
<b>TOTAL ALL EXPENSES:</b>	<b>\$488,843.71</b>	<b>\$407,671.11</b>	<b>\$523,668.57</b>					
<b>Cash After Expenses</b>	<b>\$125,271.31</b>	<b>-\$116,731.11</b>	<b>-\$169,323.57</b>					
<b>Other Expenses/Project</b>								
Painting Project	\$0.00	\$0.00	\$0.00					
Additional Paint/non skid deck paint	\$0.00	\$0.00	\$0.00					
Pool Key Card	\$6,439.73	\$20,345.00	\$0.00	two quotes 1 for pool and 2nd for BTC				
Typhoon Repairs	\$34,697.00	\$113,742.90	\$15,880.00					
Garbage Enclosure Fence (Fence Masters)			\$5,698.95					
Pool Deck/Paint Materials	\$61,825.89	\$45,000.00	\$0.00	Per annual meeting, 03/29/2014, was approved 2014				
Security Cameras	\$5,832.93	\$5,000.00	\$24,247.00					
Playground Equipments/Installation	\$0.00	\$25,000.00	\$0.00					
<b>Grand Total Other Expense</b>	<b>\$108,795.55</b>	<b>\$209,087.90</b>	<b>\$45,825.95</b>					
Net income after other expenses	\$16,475.76	-\$325,819.01	-\$215,149.52					
Operating account beginning bank balance	\$6,613.83	\$6,613.83	\$6,613.83					
<b>Access Cash (Special Assessment Painting Project)</b>	<b>\$ 96,039.23</b>	<b>\$ 95,599.23</b>	<b>\$ 96,039.23</b>					
<b>Time Certificate Deposits</b>								
<b>ACCOUNT#70-03-002016</b>								
Beginning Balance	\$41,403.34	\$41,403.34	\$41,416.67					
Interest	\$19.05							
Less: Tax Withheld	-\$5.72							
<b>ACCOUNT#70-03-002016</b>	<b>\$41,416.67</b>	<b>\$41,403.34</b>	<b>\$41,416.67</b>					
<b>ACCOUNT#70-03-002017</b>								
Beginning Balance	\$81,518.74	\$81,518.74	\$81,545.00					
Interest	\$37.51							
Less: Tax Withheld	-\$11.25							
<b>ACCOUNT#70-03-002017</b>	<b>\$81,545.00</b>	<b>\$81,518.74</b>	<b>\$81,545.00</b>					
<b>Grand Total VRHA combined account ending 12/31/2024</b>	<b>\$242,090.49</b>	<b>-\$100,683.87</b>	<b>\$10,465.21</b>					
# unit	C/A per unit	CURRENT/UNIT	CURRENT/MO	10% INCREASE	PROJ. CAF/UNIT	PROJ CAF/UNIT	PROJ. CAF/MO	
12-A	0.83%	200	2400	\$	220.00	\$ 220.00	\$ 2,640.00	
54-B	0.72%	175	9450	\$	192.50	\$ 192.00	\$ 10,368.00	
12-C	0.60%	145	1740	\$	159.50	\$ 160.00	\$ 1,920.00	
27-D	0.70%	170	4590	\$	187.00	\$ 187.00	\$ 5,049.00	
27-D1	0.66%	160	4320	\$	176.00	\$ 176.00	\$ 4,752.00	
9-E	0.77%	185	1665	\$	203.50	\$ 204.00	\$ 1,836.00	
1-Laundry	0.35%	85	85	\$	93.50	\$ 93.00	\$ 93.00	
0		MONTHLY	\$24,250.00		\$1,232.00	\$ 1,232.00	\$ 26,658.00	
		ONE YEAR	\$ 291,000.00				\$ 319,896.00	
COMMON AREA INCREASE FOR 25%					\$	364,008.00		
COMMON AREA INCREASE FOR 10%					\$	319,896.00		
SPECIAL ASSESSMENT 15% FOR 1 YEAR					\$	44,112.00		
# unit	C/A per unit	CURRENT/UNIT	CURRENT/MO	PROJ. SA/UNIT	PROJ SA/UNIT	PROJ. SA FOR 12 MOS/UNIT	PROJ. SA FOR 1 YEAR	
12-A	0.83%	200	2400	\$ -	\$ 364.00	\$ 30.33	\$ 4,368.00	
54-B	0.72%	175	9450	\$ -	\$ 318.00	\$ 26.50	\$ 17,172.00	
12-C	0.60%	145	1740	\$ -	\$ 265.00	\$ 22.08	\$ 3,180.00	
27-D	0.70%	170	4590	\$ -	\$ 308.00	\$ 25.67	\$ 8,316.00	
27-D1	0.66%	160	4320	\$ -	\$ 291.00	\$ 24.25	\$ 7,857.00	
9-E	0.77%	185	1665	\$ -	\$ 337.00	\$ 28.08	\$ 3,033.00	
1-Laundry	0.35%	85	85	\$ -	\$ 155.00	\$ 12.92	\$ 155.00	
0		MONTHLY	\$24,250.00	\$0.00	\$2,038.00	\$169.83	\$ 44,081.00	
		ONE YEAR	\$ 291,000.00					