

Villa San Marcos Homeowners Association 2017 Budget

	Budget 2016	Actual 2016	Budget 2017	
INCOME				
Loan Proceeds		\$ 20,000.00		
HOA Dues	\$ 43,680.00	\$ 38,724.53	\$ 43,680.00	28 units @ \$130.00 per month
Special Assessments (incl both 2016)		\$ 10,411.00	\$ 10,416.00	{\$31.00 per month beg 7/1/16}
Late Fees		\$ 155.00		{1st Spec Assessment - \$290.00}
TOTAL INCOME	\$ 43,680.00	\$ 69,290.53	\$ 54,096.00	
OPERATING EXPENSES				
Loan Payments	\$ -	\$ 6,211.00	\$ 10,422.00	
Light Repair	\$ 500.00	\$ -	\$ 500.00	
Painting & Stucco Repair	\$ -	\$ 20,100.00	\$ -	
Building Repair	\$ 2,000.00	\$ 7,350.07	\$ 6,000.00	Water break/stucco/gutters
Grounds Maintenance	\$ 1,500.00	\$ 490.00	\$ 2,000.00	Trimming bushes
Landscape Maintenance	\$ 6,600.00	\$ 1,320.00	\$ 2,000.00	
Pest Control	\$ 250.00	\$ 140.00	\$ 250.00	
Backflow Testing	\$ 200.00	\$ 80.00	\$ 200.00	
Irrigation Maintenance	\$ 1,500.00	\$ 99.42	\$ 1,500.00	Repair System/Start up-Winterization
Management	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	Management 12 months
Insurance	\$ 7,000.00	\$ 7,331.02	\$ 7,400.00	Liability/Directors & Officers
Snow Removal	\$ 100.00	\$ -	\$ 100.00	
Water/Sewer	\$ 11,000.00	\$ 11,536.85	\$ 12,000.00	
Waste Management	\$ 3,800.00	\$ 4,604.36	\$ 4,650.00	
Xcel	\$ 200.00	\$ 186.10	\$ 200.00	
Postage & Copies	\$ 350.00	\$ 668.39	\$ 650.00	Printing and Postage
Taxes & Licenses	\$ 50.00	\$ 107.00	\$ 100.00	Annual Report/Div of R.E.
Tax Preparation	\$ 85.00	\$ 85.00	\$ 85.00	Federal Tax Return
Miscellaneous Expenses	\$ 100.00	\$ 69.00	\$ 100.00	Signs, Recording
TOTAL EXPENSES	\$ 38,235.00	\$ 63,378.21	\$ 51,157.00	
NET	\$ 5,445.00	\$ 5,912.32	\$ 2,939.00	

Balance in Checking Account 12/16/16 - \$ 9,061.22

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