

VILLAGIO AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION

APPROVED BUDGET

JANUARY 1, 2024 - DECEMBER 31, 2024

ACCT.	INCOME	PER UNIT/MO	MONTHLY	ANNUALLY
	Association Dues (114 units)	216.00	\$24,624.00	\$295,488.00
	Land Use Agreement	0.00	\$35.00	\$420.00
	TOTAL INCOME:		\$24,659.00	\$295,908.00
OPERATING EXPENSES				
	(General & Administrative)			
	Audit / Tax Preparation	0.92	105.00	1,260.00
	Reserve Study	0.44	50.00	600.00
	Social Events	1.62	185.00	2,220.00
	Insurance Expense	56.14	6,400.00	76,800.00
	Insurance Earthquake	19.30	2,200.00	26,400.00
	Legal Expense	1.54	175.00	2,100.00
	Legal- Collections	0.44	50.00	600.00
	Miscellaneous G&A (newsletters)	1.32	150.00	1,800.00
	Office Expense	2.57	293.00	3,516.00
	Professional Management	14.97	1,707.00	20,484.00
	Steno Services	1.04	119.00	1,428.00
	Taxes - Federal	0.88	100.00	1,200.00
	Inspector of Elections	0.59	67.00	804.00
	Taxes - State	0.05	6.00	72.00
	Reserve Loan Repayment	10.96	1,250.00	15,000.00
	SUB TOTAL:	112.78	\$ 12,857.00	\$ 154,284.00
	(Common Area Expenses)			
	Tree Trimming	4.39	500.00	6,000.00
	Landscape Additions	4.39	500.00	6,000.00
	Landscape Maintenance Service	24.09	2,746.00	32,952.00
	Landscape Irrigation Repairs	0.22	25.00	300.00
	Repair & Maintenance (Common Area)	0.70	80.00	960.00
	Electrical- Lighting Maintenance	1.10	125.00	1,500.00
	Patrol Service	3.77	430.00	5,160.00
	Utilities - Electric	2.11	240.00	2,880.00
	Utilities - Water	3.53	402.00	4,824.00
	SUB TOTAL:	44.28	\$ 5,048.00	\$ 60,576.00
	TOTAL OPERATING EXPENSES:	157.06	\$17,905.00	\$214,860.00
RESERVES				
	(Reserve Allocations)			
	Irrigation/Controllers/Backflow	1.66	189.00	2,268.00
	Landscape - Enhancement/Replacement	9.82	1,119.00	13,428.00
	Lighting - Grounds/Palm Tree	0.82	93.00	1,116.00
	Misc. Contingency	1.67	190.00	2,280.00
	Painting	0.95	108.00	1,296.00
	Monuments-Signs & Wall Repair/Trellis	5.25	598.00	7,176.00
	Mailboxes - Replace	1.86	212.00	2,544.00
	Streets/Walkways/Pavers	37.24	4,245.00	50,940.00
	TOTAL RESERVE ALLOCATION:	59.25	\$6,754.00	\$81,048.00
	TOTAL OPERATING & RESERVES:	216.00	\$24,659.00	\$295,908.00