

THE VAQUERO DRIVE HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	12,703	15,082	13,577	13,401	13,000	13,500	COMMON AREA IRRIGATION EFFLUENT WATER.
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	4,839	4,796	4,592	4,902	5,000	5,000	COMMON AREAS, DUSK TO DAWN STREET LIGHTS. LANDSCAPE LIGHTING AND INDUCTION STREET LIGHTS.
5104 - TELEPHONE	0	0	0	0	0	0	
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	
5107 - PRINTING	31	0	45	0	10	10	HOMEOWNER NOTICES
5110 - POSTAGE	10	11	11	0	30	30	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10, TRADE NAME/TRADE MARK 5/10 YEAR RENEWAL \$10/\$15
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$45, P/TAX \$4 LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/21 @ \$1478 PLUS CRIME COVERAGE @ \$138 -EXPIRES 07/21
5116 - INSURANCE	1,530	1,593	1,577	1,621	1,616	1,616	TAX RETURN PREPARATION \$250; COMPILATION SERVICES \$675
5117 - LEGAL	0	330	0	0	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	
5122 - MEETINGS & SEMINARS	90	120	0	75	75	75	
5124 - SOCAIL ACTIVITIES	0	0	0	0	0	0	
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	
5128 - DEPRECIATION - IMPROVEMENTS	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	20,193	22,921	20,780	20,999	20,721	21,221	

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REPAIR AND MAINTENANCE							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	40	0	0	12	50	50	MAILBOX AND ADDRESS BOLLARDS (INCLUDING PAINT)
5203 - WALKWAYS & PATHS	0	72	0	25	100	100	SIDEWALK MAINTENANCE.
5204 - STREETS & PARKING AREAS	0	51	0	0	0	0	STREET MAINTENANCE
5205 - STREET SIGNS	0	0	0	0	0	0	REMOVE/CLEAN/REPLACE ENTRY LETTERS BI-ANNUAL
5206 - LIGHTING	597	251	239	474	500	500	LIGHT BULB REPLACEMENT, FIXTURE REPAIR
5207 - FENCING AND WALLS	489	0	0	100	400	400	WALL REPAIR & TOUCH-UP PAINT
5208 - SPRINKLER	1,133	62	2,141	5	20	20	MISCELLANEOUS IRRIGATION REPAIRS
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	0	
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	
TOTAL REPAIR & MAINTENANCE	2,259	436	2,380	617	1,070	1,070	

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OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	16,366	18,019	9,575	8,167	11,250	7,750	(90) DATE PALMS @ \$75/EA = \$6,750; \$1,000 for Advanced Palm Tree inspections
5304 - FERTILIZER, SEED, CHEMICALS	0	244	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	0	931	20	2,223	1,000	2,500	ANNUALS, PLANT REPLACEMENT
5316 - CABLE TV	8,278	8,962	9,149	9,272	9,533	8,406	2022 - \$31.84 PER UNIT PER MONTH. (22 UNITS)
5317 - PEST CONTROL	0	0	0	0	0	0	
5318 - TERMITE PROGRAM	0	0	0	0	0	0	
5320 - TOWEL SERVICE	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	24,645	28,156	18,744	19,662	21,783	18,656	

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MAINTENANCE ALLOCATION								
5497 - LANDSCAPE ALLOCATION	Grand Total	20,869	21,359	24,210	24,437	24,437	24,719	
5498 - BUILDING ALLOCATION	Grand Total	3,625	3,685	3,888	3,916	3,916	4,152	
TOTAL MAINTENANCE ALLOCATION		24,494	25,044	28,098	28,353	28,353	28,871	
TOTAL OPERATING EXPENSES		71,591	76,557	70,002	69,630	71,927	69,818	
LESS DEPRECIATION		0	0	0	0	0	0	
LESS OTHER REVENUES		(390)	(221)	(361)	(367)	(60)	(30)	LATE FEES, INTEREST INCOME OPERATING
REPLENISH OPERATING CASH		-	-	-	-	-	-	
TOTAL OPERATING CASH REQUIREMENT		71,200	76,336	69,641	69,263	71,867	69,788	
BUDGETED OPERATING CASH REQUIREMENT		69,672	72,278	71,597	71,867	71,867	69,788	
NUMBER OF UNITS		22	22	22	22	22	22	
ANNUAL OPERATING ASSESSMENT @ UNIT		3,167	3,285	3,254	3,267	3,267	3,172	
MONTHLY OPERATING ASSESSMENT @ UNIT		264	274	271	272	272	264	
OPERATING REVENUES								
3002 - ANNUAL ASSESSMENTS		69,590	72,278	71,594	71,963	71,867	69,788	2022 - \$264.35 PER UNIT PER MONTH.
3005 - LATE FEES		340	170	340	340	0	0	
3046 - INTEREST INCOME - OPERATING		50	51	21	27	60	30	
TOTAL OPERATING REVENUES		69,981	72,499	71,955	72,331	71,927	69,818	
BUDGETED RESERVES REQUIREMENT		42,609	39,923	40,606	40,204	40,204	42,376	
NUMBER OF UNITS		22	22	22	22	22	22	
ANNUAL RESERVES ASSESSMENT @ UNIT		1,937	1,815	1,846	1,827	1,827	1,926	
MONTHLY RESERVES ASSESSMENT @ UNIT		161	151	154	152	152	161	
BUDGETED COMBINED ASSESSMENTS								
NUMBER OF UNITS		22	22	22	22	22	22	
TOTAL ANNUAL ASSESSMENT @ UNIT		5,104	5,100	5,100	5,094	5,094	5,098	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT @ UNIT		425	425	425	425	425	425	OPERATING AND RESERVES COMBINED

Monthly Assessment Proof

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5141 - BANK CHARGES - RESERVES							
TOTAL GENERAL & ADMINISTRATION EXPENSES	0	0	0	0	0	0	
BUDGETED RESERVES REQUIREMENT	42,609	39,923	40,606	40,204	40,204	42,376	
NUMBER OF UNITS	22	22	22	22	22	22	
ANNUAL RESERVES ASSESSMENT @ UNIT	1,937	1,815	1,846	1,827	1,827	1,926	
MONTHLY RESERVES ASSESSMENT @ UNIT	161	151	154	152	152	161	
RESERVES REVENUES							
2810 - RESERVE ASSESSMENTS	42,610	39,922	40,606	40,205	40,204	42,376	2022 - \$160.51 PER UNIT PER MONTH.
2810 - RESERVE-SPECIAL ASSESSMENT	25,000	0	0				
3047 - INTEREST INCOME - RESERVES	648	939	734	560	718	658	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL RESERVES REVENUES	68,257	40,861	41,340	40,765	40,922	43,034	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6602 - BUILDINGS	2,275						
6603 - WALKWAYS AND PATHS							
6604 - STREETS & PARKING AREA	122,647	11,500					
6605 - SIGNAGE						8,040	
6607 - FENCING/WALLS	1,055					7,272	
6608 - SPRINKLER	9,927					1,507	
6619 - LANDSCAPE							
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM							
TOTAL MAJOR REPAIRS & REPLACEMENTS	135,904	11,500	0	0	0	16,820	