

Las Velas Village Owners Association
2019-2020 Budget
April 1, 2019 - March 30, 2020



Number of Units 14

Income

					Total Monthly	Total Annual
Monthly HOA Fees NOT including Insurance						
# Units	Type	SQFT	Fee/ SQFT	FEE		
8	Unit A & A Rev	1,561.38	\$ 0.26	\$ 405.96	\$ 3,248	\$ 38,972.04
6	Unit B & B Rev	1,499.66	\$ 0.26	\$ 389.91	\$ 2,339	\$ 28,073.64
14	Boat Slip			\$ 35.00	\$ 490	\$ 5,880.00
Total					\$ 6,077	\$ 72,925.68

Expenses

Labor						
	Contract Labor*				\$ 823	\$ 9,880
Utilities						
	Electric				\$ 500	\$ 6,000
	Water and Sewer				\$ 600	\$ 7,200
	Cable TV				\$ 490	\$ 5,880
	Telephone				\$ 100	\$ 1,200
	Trash Service				\$ 250	\$ 3,000
	Total Utilities				\$ 1,940	\$ 23,280
Contract Services						
	Security				\$ 812	\$ 9,743
	Pool Service				\$ 100	\$ 1,200
	Landscaping				\$ 150	\$ 1,800
	Fire Alarm				\$ 130	\$ 1,560
	Pest Control				\$ 140	\$ 1,680
	Total Contract Services				\$ 1,332	\$ 15,983
General Administration						
	Management & Accounting				\$ 650	\$ 7,800
	Uniforms				\$ 50	\$ 600
	Legal Fees				\$ 50	\$ 600
	Postage				\$ 10	\$ 120
	Miscellaneous				\$ 50	\$ 600
	Total General Administration				\$ 810	\$ 9,720
Supplies, Repairs and Maintenance						
	Buildings				\$ 100	\$ 1,200
	Furnishings				\$ 50	\$ 600
	Gate				\$ 50	\$ 600
	Landscaping / Grounds				\$ 50	\$ 600
	Pools				\$ 75	\$ 900
	Marina/Deck				\$ 75	\$ 900
	Roads and Parking				\$ 50	\$ 600
	Wall				\$ 25	\$ 300
	Tools				\$ 50	\$ 600
	Miscellaneous				\$ 50	\$ 600
	Total Repair and Maintenance				\$ 575	\$ 6,900
Total Expense					\$ 5,480	\$ 65,763
Reserve			10%		\$ 549	\$ 6,576
Net Income					\$ 48	\$ 587

*1 person 20 hrs per week @ 9.50 USD/ HR

** Security is based on a Patrol service from 9:00 pm to 5:00 am 7 days a week