

Villas De Golf Association, Inc
Approved Budget
for 01/01/2024 to 12/31/2024

Board Signature: 
Approval Date: 12/12/2023

	2023 Annual Budget	2023 Projected Expenses	2024 Approved w/Full Reserves	2024 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	1,149,363.00	1,149,160.16	1,326,286.00	15.39%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1025-Charter Incentive	0.00	5,280.00	0.00	0.00%
1040-Miscellaneous	0.00	900.00	0.00	0.00%
1050-Application Fees	0.00	1,250.00	0.00	0.00%
1060-Late Fees	0.00	3,328.86	0.00	0.00%
1800-Operating Interest	0.00	37.46	0.00	0.00%
TOTAL OPERATING INCOME	1,149,363.00	1,159,956.48	1,326,286.00	15.39%
SPECIAL ASSESSMENT				
1900-Special Assessment	0.00	149,900.00	0.00	0.00%
1995-Unallocated RSV Interest	0.00	717.56	0.00	0.00%
TOTAL SPECIAL ASSESSMENT	0.00	150,617.56	0.00	0.00%
TOTAL INCOME	1,149,363.00	1,310,574.04	1,326,286.00	15.39%

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2020-Pool Service	7,200.00	6,088.00	7,000.00	-2.78%
2045-Bldg Maintenance & Repair	45,000.00	29,127.55	50,000.00	11.11%
2048-Fire Alarm & Equipment	3,000.00	2,748.46	3,000.00	0.00%
2056-Janitorial Salary/Sup	19,100.00	20,607.00	19,332.00	1.21%
2060-Elevator Maintenance	2,200.00	4,526.80	4,700.00	113.64%
2070-Lawn & Landscape Care	40,000.00	47,857.02	54,000.00	35.00%
2071-Grounds Improvements	3,500.00	4,650.00	0.00	-100.00%
2072-Fert/Weed/Pests	8,400.00	350.00	0.00	-100.00%
2074-Irrigation	5,000.00	4,107.50	5,000.00	0.00%
2075-Laundry Room Maintenance	800.00	1,498.44	1,500.00	87.50%
2076-Sprinkler Repairs	2,500.00	1,831.75	0.00	-100.00%
2080-Pest Control	3,000.00	2,015.00	2,500.00	-16.67%
2085-Clubhouse Operations	500.00	0.00	0.00	-100.00%
2099-Security	500.00	0.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	140,700.00	125,407.52	147,532.00	4.86%

ASSOCIATION UNIT EXPENSE

3020-Unit 10 - 106	0.00	0.00	0.00	0.00%
TOTAL ASSOCIATION UNIT EXPENSE	0.00	0.00	0.00	0.00%

UTILITIES

4010-Electric	33,653.00	36,979.20	39,568.00	17.58%
4015-Storm Water	19,000.00	22,341.00	24,576.00	29.35%
4020-Water	32,300.00	25,460.27	27,034.00	-16.30%
4030-Sewer	51,577.00	54,438.90	60,893.00	18.06%
4040-Trash	15,950.00	16,901.71	18,883.00	18.39%
4050-Telephone	200.00	179.88	204.00	2.00%
4051-Elevator Phone	1,545.00	1,654.74	2,040.00	32.04%
4070-Cable TV	118,025.00	114,283.33	91,000.00	-22.90%
TOTAL UTILITIES	272,250.00	272,239.03	264,198.00	-2.96%

ADMINISTRATIVE

5010-Management Fee	31,582.00	31,582.32	31,582.00	0.00%
5011-Office Supplies/Postage	6,000.00	9,828.78	8,000.00	33.33%
5015-Division Fees	696.00	696.00	696.00	0.00%
5016-Licenses/Permits/Taxes	1,000.00	511.25	1,000.00	0.00%
5030-Professional Fees	2,500.00	73.58	5,000.00	100.00%
5032-Accrued Collection Income	0.00	0.00	0.00	0.00%
5036-Income Taxes	500.00	3,808.00	3,900.00	680.00%
5040-Insurance - Property	502,300.00	522,689.00	653,360.00	30.07%
5090-Villas Event Committee Expense	0.00	0.00	0.00	0.00%
5095-Loan Payback	0.00	0.00	0.00	0.00%
5096-Bad Debt	0.00	0.00	0.00	0.00%
TOTAL ADMINISTRATIVE	544,578.00	569,188.93	703,538.00	29.19%
TOTAL OPERATING EXPENSES	957,528.00	966,835.48	1,115,268.00	16.47%

RESERVE FUNDING

9040-Pooled Reserves	191,835.00	191,835.00	211,018.00	10.00%
9095-Reserve Interest	0.00	717.56	0.00	0.00%
TOTAL RESERVE FUNDING	191,835.00	192,552.56	211,018.00	10.00%

MISCELLANEOUS DISBURSEMENTS

10550-Operating Surplus	0.00	0.00	0.00	0.00%
10590-Special Assessment Disb - Roofing	0.00	149,000.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	149,000.00	0.00	0.00%
TOTAL DISBURSEMENTS	1,149,363.00	1,308,388.04	1,326,286.00	15.39%
NET(INCOME LESS DISBURSEMENTS)	0.00	2,186.00	0.00	0.00%

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A
Taxes upon leased areas	N/A
Operating Capital	N/A
Security provisions	N/A

Villas De Golf Association, Inc
Maintenance Fees
Approved Fee Schedule for Year
for 01/01/2024 to 12/31/2024

Board Signature: Tammy Szyg
Approval Date: 12/12/2023

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2023		2024 Cable		2024		2024 Approved	
					Monthly	2023 Annual	Fee	Common	Monthly	2024 Approved	Monthly	Annual
Maintenance Fee	1	0.4000000%	28	11.2000000%	400.00	4,800.00	43.58	411.76	456.00	153,216.00	456.00	153,216.00
Maintenance Fee	2	0.581250%	128	74.4000000%	556.00	6,672.00	43.58	598.34	642.00	986,112.00	642.00	986,112.00
Maintenance Fee	3	0.8000000%	18	14.4000000%	744.00	8,928.00	43.58	823.52	867.00	187,272.00	867.00	187,272.00
Totals			174.00	100.0000000%								1,326,600.00

Number of Payments Each Year 12

