

VILLAS DE GOLF CONDOMINIUM

Approved Reserve Plan
for 1/01/2020 to 12/31/2020

Robert G. Lhefer
12/11/19

Reserve Item	Repair/ Replace Cost	2019 funding less exp as of 6/30/2019	Anticipated exp 7/01/2019- 12/31/2019	Estimated Reserve Balance on 1/01/2020	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2020 Reserve Required
9040-Pooled Reserves *		723,556.46		723,556.46	(723,556.46)			174,000.00
9095-Reserve Interest		25,202.90		25,202.90	(25,202.90)			0.00
Totals								<u>174,000.00</u>

VILLAS DE GOLF CONDOMINIUM

Maintenance Fee

Approved Fee Schedule for Year
1/01/2020 to 12/31/2020

Robert G. Lhefer
12/11/19

Maintenance Fees With Fully Funded Reserves

*Please
Read.*

Description	Class Type	% of Own	# Units	% Own by Class	2019 Monthly	2019 Annual	2020 Cable Fee	2020 Common Fee	2020 Approved Monthly	2020 Approved Annual
Maintenance Fee	1	0.400000%	28	11.2000%	210.00	2,520.00	28.26	195.79	224.05	75,279.1
Maintenance Fee	2	0.581250%	128	74.4000%	295.00	3,540.00	28.26	284.50	312.76	480,401.8
Maintenance Fee	3	0.800000%	18	14.4000%	397.00	4,764.00	28.26	391.58	419.83	90,684.0
Totals			<u>174</u>	<u>100.0000%</u>						<u>646,365.0</u>

Number of Payments Each Year

12

VILLAS DE GOLF CONDOMINIUM
Approved Budget
For 1/01/2020 to 12/31/2020

Board Signature: Robert J. Sheffer

Approval Date: 12/11/19

		2020		
	2019	Approved	2020 %	
2019 Annual	Projected	w/Full	Increase	
Budget	Expenses	Reserves	(Decrease)	
INCOME				
1010-Maintenance Fees	609,191.00	609,432.00	646,365.00	6.10%
1040-Miscellaneous	0.00	792.00	0.00	0.00%
1050-Application Fees	0.00	1,680.00	0.00	0.00%
1800-Operating Interest	0.00	725.95	0.00	0.00%
OPERATING INCOME	609,191.00	612,629.95	646,365.00	6.10%
OTHER INCOME				
1995-Reserve Interest	0.00	3,746.04	0.00	0.00%
TOTAL OTHER INCOME	0.00	3,746.04	0.00	0.00%
TOTAL INCOME	609,191.00	616,375.99	646,365.00	6.10%

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2020-Pool Service	7,000.00	6,449.25	7,200.00	2.86%
2045-Bldg Maintenance & Repair	30,000.00	26,778.24	28,000.00	-6.67%
2048-Fire Alarm & Equipment	3,500.00	1,311.30	2,500.00	-28.57%
2056-Janitorial Salary/Sup	16,800.00	16,800.00	17,040.00	1.43%
2060-Elevator Maintenance	5,625.00	3,461.50	5,880.00	4.53%
2070-Lawn & Landscape Care	36,944.00	41,593.00	38,500.00	4.21%
2071-Grounds Improvements	2,500.00	3,546.18	4,000.00	60.00%
2072-Fert/Weed/Pests	8,150.00	9,217.68	8,150.00	0.00%
2074-Irrigation	4,800.00	6,321.50	4,944.00	3.00%
2075-Laundry Room Maintenance	4,000.00	2,733.37	1,500.00	-62.50%
2076-Sprinkler Repairs	7,000.00	1,961.50	3,000.00	-57.14%
2080-Pest Control	2,000.00	2,680.00	3,000.00	50.00%
2085-Clubhouse Operations	1,200.00	0.00	700.00	-41.67%
2099-Security	500.00	0.00	3,000.00	500.00%
TOTAL MAINTENANCE & REPAIR	130,019.00	122,853.52	127,414.00	-2.00%

UTILITIES

VILLAS DE GOLF CONDOMINIUM
Approved Budget
For 1/01/2020 to 12/31/2020

Board Signature: *Robert V. Shapiro*
 Approval Date: 12/11/19
 2020

	2019 Annual Budget	2019 Projected Expenses	Approved w/Full Reserves	2020 % Increase (Decrease)
4010-Electric	24,734.00	27,037.23	28,500.00	15.23%
4015-Storm Water	14,300.00	13,885.42	15,205.00	6.33%
4020-Water	20,000.00	20,716.38	21,500.00	7.50%
4030-Sewer	42,422.00	37,168.60	40,700.00	-4.06%
4040-Trash	9,120.00	10,567.48	10,500.00	15.13%
4050-Telephone	2,670.00	2,543.88	2,800.00	4.87%
4070-Cable TV	46,489.00	46,986.40	59,000.00	26.91%
TOTAL UTILITIES	159,735.00	158,905.39	178,205.00	11.56%

ADMINISTRATIVE

5010-Management Fee	28,191.00	28,646.04	29,500.00	4.64%
5011-Office Supplies/Postage	6,050.00	5,782.93	6,050.00	0.00%
5015-Division Fees	696.00	0.00	696.00	0.00%
5016-Licenses/Permits/Taxes	1,000.00	4,966.25	1,500.00	50.00%
5030-Professional Fees	4,500.00	7,311.90	3,000.00	-33.33%
5036-Unbudgeted Income Taxes	0.00	475.00	0.00	0.00%
5040-Insurance-Property	105,000.00	76,405.58	126,000.00	20.00%
TOTAL ADMINISTRATIVE	145,437.00	123,587.70	166,746.00	14.65%

OPERATING CAPITAL

TOTAL OPERATING CAPITAL	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	435,191.00	405,346.61	472,365.00	8.54%

RESERVE FUNDING

9040-Pooled Reserves	174,000.00	174,000.00	174,000.00	0.00%
9095-Reserve Interest	0.00	4,064.26	0.00	0.00%
TOTAL RESERVE FUNDING	174,000.00	178,064.26	174,000.00	0.00%

MISCELLANEOUS DISBURSMENTS

10550-Operating Surplus	0.00	60,000.00	0.00	0.00%
TOTAL MISC DISBURSMENTS	0.00	60,000.00	0.00	0.00%
TOTAL DISBURSEMENTS	609,191.00	643,410.87	646,365.00	6.10%

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Approved Budget
For 1/01/2020 to 12/31/2020

Board Signature: Rafael V. Shafer

Approval Date: 12/11/19

		2020	
	2019	Approved	2020 %
2019 Annual	Projected	w/Full	Increase
Budget	Expenses	Reserves	(Decrease)
NET(INCOME LESS DISBURSEMENTS)	0.00	(27,034.88)	0.00
			0.00%