

VILLAS DE GOLF CONDOMINIUM
Proposed Budget
For 1/01/2023 to 12/31/2023

Board Signature: _____

Approval Date: _____

	2022 Annual Budget	2022 Projected Expenses	2023 Proposed w/Full Reserves	2023 % Increase (Decrease)
INCOME				
1010-Maintenance Fees	877,801.00	878,664.00	1,149,363.00	30.94%
1025-Charter Incentive	0.00	5,280.00	0.00	0.00%
1040-Miscellaneous	0.00	0.00	0.00	0.00%
1050-Application Fees	0.00	1,029.33	0.00	0.00%
1060-Late Fees	0.00	153.57	0.00	0.00%
1800-Operating Interest	0.00	45.33	0.00	0.00%
OPERATING INCOME	877,801.00	885,172.24	1,149,363.00	30.94%

OTHER INCOME

1900-Special Assessment	130,000.00	130,048.00	0.00	-100.00%
1995-Reserve Interest	0.00	310.57	0.00	0.00%
TOTAL OTHER INCOME	130,000.00	130,358.57	0.00	-100.00%
TOTAL INCOME	1,007,801.00	1,015,530.81	1,149,363.00	14.05%

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2020-Pool Service	7,000.00	6,997.00	7,200.00	2.86%
2045-Bldg Maintenance & Repair	30,000.00	48,479.53	45,000.00	50.00%
2048-Fire Alarm & Equipment	2,700.00	3,435.04	3,000.00	11.11%
2056-Janitorial Salary/Sup	17,520.00	18,180.00	19,100.00	9.02%
2060-Elevator Maintenance	5,000.00	2,102.40	2,200.00	-56.00%
2070-Lawn & Landscape Care	40,000.00	37,662.72	40,000.00	0.00%
2071-Grounds Improvements	3,500.00	5,343.27	3,500.00	0.00%
2072-Fert/Weed/Pests	8,400.00	9,029.09	8,400.00	0.00%
2074-Irrigation	5,500.00	4,800.00	5,000.00	-9.09%
2075-Laundry Room Maintenance	800.00	1,162.41	800.00	0.00%
2076-Sprinkler Repairs	1,500.00	7,372.64	2,500.00	66.67%
2080-Pest Control	3,000.00	1,465.00	3,000.00	0.00%
2085-Clubhouse Operations	500.00	0.00	500.00	0.00%

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2099-Security	500.00	0.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	125,920.00	146,029.10	140,700.00	11.74%

UTILITIES

4010-Electric	26,761.00	29,101.65	33,653.00	25.75%
4015-Storm Water	15,205.00	18,604.08	19,000.00	24.96%
4020-Water	32,845.00	29,311.28	32,300.00	-1.66%
4030-Sewer	46,302.00	48,310.38	51,577.00	11.39%
4040-Trash	13,854.00	12,330.67	15,950.00	15.13%
4050-Telephone	175.00	171.88	200.00	14.29%
4051-Elevator Phone	1,750.00	1,197.72	1,545.00	-11.71%
4070-Cable TV	109,612.00	110,820.75	118,025.00	7.68%
TOTAL UTILITIES	246,504.00	249,848.41	272,250.00	10.44%

ADMINISTRATIVE

5010-Management Fee	30,981.00	31,081.00	31,582.00	1.94%
5011-Office Supplies/Postage	4,300.00	7,071.64	6,000.00	39.53%
5015-Division Fees	696.00	0.00	696.00	0.00%
5016-Licenses/Permits/Taxes	1,000.00	636.25	1,000.00	0.00%
5030-Professional Fees	5,700.00	2,232.57	2,500.00	-56.14%
5036-Income Taxes	1,500.00	0.00	500.00	-66.67%
5040-Insurance-Property	232,000.00	335,931.52	502,300.00	116.51%
5096-Loan Payback	46,500.00	46,500.00	0.00	-100.00%
TOTAL ADMINISTRATIVE	322,677.00	423,452.98	544,578.00	68.77%

OPERATING CAPITAL

TOTAL OPERATING CAPITAL	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	695,101.00	819,330.48	957,528.00	37.75%

RESERVE FUNDING

9040-Pooled Reserves	182,700.00	182,700.00	191,835.00	5.00%
9095-Reserve Interest	0.00	336.36	0.00	0.00%
TOTAL RESERVE FUNDING	182,700.00	183,036.36	191,835.00	5.00%

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		2023		
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MISCELLANEOUS DISBURSMENTS				
10550-Operating Surplus	0.00	0.00	0.00	0.00%
10590-Special Assmt Disb	130,000.00	0.00	0.00	-100.00%
TOTAL MISC DISBURSMENTS	130,000.00	0.00	0.00	-100.00%
TOTAL DISBURSEMENTS	1,007,801.00	1,002,366.84	1,149,363.00	14.05%
NET(INCOME LESS DISBURSEMENTS)	0.00	13,163.97	0.00	0.00%

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