

Villas De Golf Association, Inc
 Approved Budget
 for 01/01/2026 to 12/31/2026

Approved: Tanner Sings
 Date: 11/6/2025

	2025 Annual Budget	2025 Projected Expenses	2026 Approved w/Full Reserves	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	1,322,725.00	1,322,726.88	1,245,769.00	-5.82%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1025-Charter Incentive	0.00	0.00	0.00	0.00%
1037-Ins Claim Funds-Hurricane Milton	0.00	43,183.52	0.00	0.00%
1040-Miscellaneous	0.00	0.00	0.00	0.00%
1050-Application Fees	0.00	1,200.00	0.00	0.00%
1060-Late Fees	0.00	30.45	0.00	0.00%
1800-Operating Interest	0.00	82.69	0.00	0.00%
TOTAL OPERATING INCOME	1,322,725.00	1,367,223.54	1,245,769.00	-5.82%
SPECIAL ASSESSMENT				
1900-Special Asmt - 2023 Roof	0.00	0.00	0.00	0.00%
1901-Special Asmt-2024 Mansard Roof	0.00	922,269.00	0.00	0.00%
1902-Special Asmt-2024 Carports	0.00	40,000.00	0.00	0.00%
1903-Special Asmt-2024 Electric Rooms	0.00	65,458.00	0.00	0.00%
1904-Special Asmt-2024 Drainage	0.00	100,000.00	0.00	0
1905-Special Asmt - 2024 Pool Mechanics	0.00	80,969.00	0.00	0.00%
1995-Reserve Interest - Pooled GEN	0.00	2,457.38	0.00	0.00%
1998-Reserve Interest - Pooled SIRS	0.00	5,358.51	0.00	0.00%
TOTAL SPECIAL ASSESSMENT	0.00	1,216,511.89	0.00	0.00%
TOTAL INCOME	1,322,725.00	2,583,735.43	1,245,769.00	-5.82%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2020-Pool Service	10,000.00	7,765.00	10,000.00	0.00%
2037-Hurricane Milton Expenses	0.00	61,001.50	0.00	0.00%
2045-Bldg Maintenance & Repair	60,000.00	48,059.13	60,000.00	0.00%
2048-Fire Alarm & Equipment	5,000.00	4,144.28	5,000.00	0.00%
2056-Janitorial Services/Supplies	21,000.00	26,586.00	43,200.00	105.71%
2060-Elevator Maintenance	5,000.00	6,766.58	10,000.00	100.00%
2070-Lawn & Landscape Care	55,000.00	50,465.76	56,500.00	2.73%
2071-Grounds Improvements	4,542.00	4,542.00	20,000.00	340.33%
2072-Fert/Weed/Pests	2,500.00	4,020.10	10,000.00	300.00%
2074-Irrigation	5,000.00	5,042.04	5,200.00	4.00%
2075-Laundry Room Maintenance	3,500.00	2,125.84	3,500.00	0.00%
2080-Pest Control	2,500.00	2,500.00	2,500.00	0.00%
2099-Security	15,000.00	1,204.91	5,000.00	-66.67%
TOTAL MAINTENANCE & REPAIR	189,042.00	224,223.14	230,900.00	22.14%

UTILITIES				
4010-Electric	36,370.00	34,008.73	36,370.00	0.00%
4015-Storm Water	29,470.00	32,176.08	33,785.00	14.64%
4020-Water	19,715.00	26,250.82	27,562.00	39.80%
4030-Sewer	60,865.00	71,221.38	74,782.00	22.87%
4040-Trash	17,500.00	12,559.38	13,187.00	-24.65%
4050-Telephone	300.00	299.52	324.00	8.00%
4051-Elevator Phone	2,040.00	1,778.36	1,800.00	-11.76%
4070-Cable TV	101,845.00	100,935.96	105,983.00	4.06%
TOTAL UTILITIES	268,105.00	279,230.23	293,793.00	9.58%

ADMINISTRATIVE				
5010-Management Fee	31,582.00	31,582.32	32,600.00	3.22%
5011-Office Supplies/Postage	8,000.00	5,280.04	4,500.00	-43.75%
5015-Division Fees	696.00	696.00	696.00	0.00%
5016-Licenses/Permits/Taxes	600.00	636.25	1,080.00	80.00%
5030-Professional Fees	8,000.00	2,995.94	8,000.00	0.00%
5032-Accrued Collection Income	0.00	0.00	0.00	0.00%
5036-Income Taxes	3,900.00	2,439.00	3,500.00	-10.26%
5040-Insurance - Property	550,000.00	372,936.58	400,000.00	-27.27%
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	602,778.00	416,566.13	450,376.00	-25.28%
TOTAL OPERATING EXPENSES	1,059,925.00	920,019.50	975,069.00	-8.01%

RESERVE FUNDING				
9040-Pooled Reserves - General	76,800.00	76,800.00	79,100.00	2.99%
9045-Pooled Reserves - SIRS	186,000.00	186,000.00	191,600.00	3.01%
9095-Reserve Interest	0.00	7,786.74	0.00	0.00%
TOTAL RESERVE FUNDING	262,800.00	270,586.74	270,700.00	3.01%

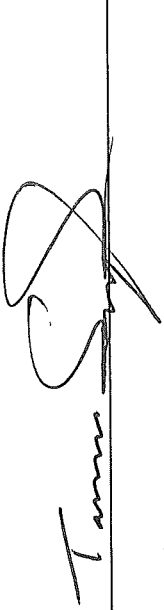
MISCELLANEOUS DISBURSEMENTS				
10590-Special Assessment Disb - Roofing	469,386.00	469,386.00	0.00	-100.00%
10591-Special Assessment Disb -Mansard Roofing Roofing	0.00	1,097,920.19	0.00	0.00%
10592-Special Assessment Disb - Carports	0.00	69,639.17	0.00	0.00%
10593-Special Assessment Disb - Electric Rooms	0.00	7,256.33	0.00	0.00%
10594-Special Assessment Disb - Drainage	0.00	100,206.99	0.00	0.00%
10595-Special Assessment Disb - Pool Mechanics	0.00	172,792.65	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	469,386.00	1,917,201.34	0.00	-100.00%
TOTAL DISBURSEMENTS	1,792,111.00	3,107,807.58	1,245,769.00	-30.49%
NET(INCOME LESS DISBURSEMENTS)	(469,386.00)	(524,072.15)	0.00	-100.00%

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 01/01/2026 to 12/31/2026

Approved: _____



Approved Reserve Plan

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2025		2026		2026 Proposed Monthly (Rounded)	2026 Proposed Annual
					Monthly	2025 Annual	2026 Cable Fee	2026 Common Fee		
Maintenance Fee	1	0.400000%	28	11.200000%	455.74	5,468.88	50.76	379.93	431.00	144,816.00
Maintenance Fee	2	0.581250%	128	74.400000%	640.14	7,681.68	50.76	552.08	603.00	926,208.00
Maintenance Fee	3	0.800000%	18	14.400000%	862.70	10,352.40	50.76	759.86	811.00	175,176.00
Totals			174.00	100.000000%						1,246,200.00

Number of Payments Each Year

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Villas De Golf Association, Inc

Approved Reserve Plan
for 01/01/2026 to 12/31/2026

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11/6/2025

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 06/30/2025	Anticipated funding 07/01/2025 - 12/31/2025	Anticipated exp 07/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
9040-Pooled Reserves - General*		222,099.65	38,400.00	0.00	260,499.65	(260,499.65)			79,100.00
9045-Pooled Reserves - SIRS*		493,404.57	93,000.00	0.00	586,404.57	(586,404.57)			191,600.00
9095-Unallocated Interest		0.00		0.00	0.00	0.00			0.00
Totals									270,700.00

* See attached pooled reserve schedule

The Association's board of directors used a reserve study to determine the remaining useful lives and replacement costs of the reserve items.

The Association's current policy is to not interest monthly to pooled reserves.

The association's reserves were not waived for the period.

