

VILLAS DE GOLF CONDOMINIUM
Approved Budget
For 1/01/2022 to 12/31/2022

Board Signature:

Connie L. Bond

Approval Date:

12/14/2021

			2022	
	2021 Annual Budget	2021 Projected Expenses	Approved w/Full Reserves	2022 % Increase (Decrease)
INCOME				
1010-Maintenance Fees	761,250.00	761,248.32	877,801.00	15.31%
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	837.33	0.00	0.00%
1060-Late Fees	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	44.65	0.00	0.00%
OPERATING INCOME	761,250.00	767,410.31	877,801.00	15.31%
OTHER INCOME				
1995-Reserve Interest	0.00	1,666.24	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,666.24	0.00	0.00%
TOTAL INCOME	761,250.00	769,076.55	877,801.00	15.31%

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2020-Pool Service	6,500.00	6,545.27	7,000.00	7.69%
2045-Bldg Maintenance & Repair	30,000.00	32,620.36	30,000.00	0.00%
2048-Fire Alarm & Equipment	2,500.00	2,043.55	2,700.00	8.00%
2056-Janitorial Salary/Sup	17,280.00	17,280.00	17,520.00	1.39%
2060-Elevator Maintenance	5,880.00	3,890.00	5,000.00	-14.97%
2070-Lawn & Landscape Care	40,000.00	37,164.48	40,000.00	0.00%
2071-Grounds Improvements	3,000.00	3,175.00	3,500.00	16.67%
2072-Fert/Weed/Pests	8,150.00	9,868.26	8,400.00	3.07%
2074-Irrigation	5,100.00	6,667.13	5,500.00	7.84%
2075-Laundry Room Maintenance	1,000.00	193.33	800.00	-20.00%
2076-Sprinkler Repairs	2,700.00	1,258.33	1,500.00	-44.44%
2080-Pest Control	3,000.00	2,650.91	3,000.00	0.00%
2085-Clubhouse Operations	500.00	0.00	500.00	0.00%
2099-Security	1,000.00	0.00	500.00	-50.00%
TOTAL MAINTENANCE & REPAIR	126,610.00	123,356.63	125,920.00	-0.54%

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		2021	2022	
	2021 Annual	Projected	Approved	2022 %
	Budget	Expenses	w/Full	Increase
			Reserves	(Decrease)
UTILITIES				
4010-Electric	26,500.00	24,840.88	26,761.00	0.98%
4015-Storm Water	15,205.00	13,958.78	15,205.00	0.00%
4020-Water	21,500.00	30,120.57	32,845.00	52.77%
4030-Sewer	42,081.00	42,351.05	46,302.00	10.03%
4040-Trash	13,000.00	11,477.12	13,854.00	6.57%
4050-Telephone	150.00	137.88	175.00	16.67%
4051-Elevator Phone	1,746.00	1,412.40	1,750.00	0.23%
4070-Cable TV	98,962.00	102,921.32	109,612.00	10.76%
TOTAL UTILITIES	219,144.00	227,220.00	246,504.00	12.48%

ADMINISTRATIVE

5010-Management Fee	29,500.00	30,078.36	30,981.00	5.02%
5011-Office Supplies/Postage	4,700.00	4,053.27	4,300.00	-8.51%
5015-Division Fees	696.00	0.00	696.00	0.00%
5016-Licenses/Permits/Taxes	1,500.00	711.25	1,000.00	-33.33%
5030-Professional Fees	3,500.00	4,523.00	5,700.00	62.86%
5036-Unbudgeted Income Taxes	6,600.00	2,399.00	1,500.00	-77.27%
5040-Insurance-Property	195,000.00	186,921.85	232,000.00	18.97%
5096-Loan Payback	0.00	0.00	46,500.00	100.00%
TOTAL ADMINISTRATIVE	241,496.00	228,686.73	322,677.00	33.62%

OPERATING CAPITAL

TOTAL OPERATING CAPITAL	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	587,250.00	579,263.35	695,101.00	18.37%

RESERVE FUNDING

9040-Pooled Reserves	174,000.00	174,000.00	182,700.00	5.00%
9095-Reserve Interest	0.00	1,692.88	0.00	0.00%
TOTAL RESERVE FUNDING	174,000.00	175,692.88	182,700.00	5.00%

MISCELLANEOUS DISBURSMENTS

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	2021 Annual Budget	2021 Projected Expenses	Approved w/Full Reserves	2022 % Increase (Decrease)
10550-Operating Surplus	0.00	0.00	0.00	0.00%
TOTAL MISC DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	761,250.00	754,956.23	877,801.00	15.31%
NET(INCOME LESS DISBURSEMENTS)	0.00	14,120.31	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

Security provisions

N/A

Division Fees

N/A

Management Fees

N/A

Maintenance Fee

./01/2022 to 12/31/2022

Description	Class Type	% of Own	# Units	% Own by Class	2021		2022		Common Fee	2022	
					Monthly	Annual	Cable Fee	Proposed Monthly		Proposed Annual	
Maintenance Fee	1	0.400000%	28	11.2000%	268.16	3,217.90	52.50	256.06	308.56	103,675.88	
Maintenance Fee	2	0.581250%	128	74.4000%	368.19	4,418.30	52.50	372.09	424.59	652,166.73	
Maintenance Fee	3	0.800000%	18	14.4000%	488.92	5,867.05	52.50	512.13	564.62	121,958.39	

877,801.00

Number of Payments Each Year 12

Francis D. Fox
12/14/2017

WILLAS DE GOLF CONDOMINIUM

Approved Reserve Plan

for 1/01/2022 to 12/31/2022

Reserve Item	Repair/ Replace Cost	2021 funding less exp as of 6/30/2021	Anticipated exp 7/1/2021- 12/31/2021	Estimated Reserve Balance on 1/01/2022	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2022 Reserve Required
1040-Pooled Reserves *	2,608,180.00	1,050,995.78		1,050,995.78	1,557,184.22			182,700.00
1095-Reserve Interest		0.00		0.00	0.00			0.00
Totals								<u>182,700.00</u>

See attached pooled reserve schedule.

Review H. Brock
12/14/2021