

VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC

SECOND PROPOSED ANNUAL BUDGET 2024

Description	Revised Monthly Approved Budget 2023	Revised Annual Approved Budget 2023	Proposed Monthly Budget 2024 Not Approved in December 19, 2023 Meeting	Proposed Annual Budget 2024 Not Approved in December 19, 2023 Meeting	Proposed Monthly Budget 2024 Revised by President	Proposed Annual Budget Revised by President 2024
REVENUE						
Owner Assessments	235,803	2,829,638	200,572	2,406,869	235,803	2,829,635
Reserve Income-	3,188	38,250	2,440	29,275	3,188	38,250
**TOTAL REVENUE	238,991	2,867,888	203,012	2,436,144	238,990	2,867,885
EXPENSES						
**ADMINISTRATIVE						
Accounting Fees	300	3,600	300	3,600	300	3,600
Bad Debts-	2,333	28,000	1,667	20,000	924	11,088
Bank Charges	46	550	35	420	35	420
Engineering Fees	1,667	20,000	833	10,000	833	9,996
Legal Fees - General	1,250	15,000	1,250	15,000	1,250	15,000
Annual Condo Fees	138	1,650	250	3,000	258	3,100
License,Taxes,Permit- General	125	1,500	125	1,500	196	2,350
License,Taxes,Permit- Backflow Cert.	0	0	0	0	0	0
License,Taxes,Permit- Elevators	50	600	83	1,000	83	996
License,Taxes,Permit- Fire Alarm Reg.	0	0	0	0	0	0
License,Taxes,Permit- Fire Inspection	417	5,000	500	6,000	673	8,071
License,Taxes,Permit- Fire Extg Inspection	167	2,000	250	3,000	306	3,674
License,Taxes,Permit- Pool Permits	42	500	42	500	42	504
License,Taxes,Permit- Violations	164	1,971	0	0	0	0
Corporate Annual Rep	8	100	8	100	5	60
Office Supplies	150	1,800	500	6,000	1,080	12,959
Printing And Postage	208	2,500	500	6,000	641	7,686
Screening Fees	250	3,000	0	0	0	0
**TOTAL ADMINISTRATIVE	7,315	87,771	6,343	76,120	6,625	79,504
**INSURANCE						
Multiperil/Prop Ins.	64,668	776,010	64,668	776,010	64,668	776,016
Insurance Deductible	0	0	0	0	250	3,000
**TOTAL INSURANCE	64,668	776,010	64,668	776,010	64,918	779,016
**UTILITIES						
Electricity- General	2,558	30,700	3,158	37,900	3,275	39,305
Water & Sewer- General	41,667	500,000	46,667	560,000	48,429	581,142
Gas/Fuel Oil Exp	1,083	13,000	1,417	17,000	1,424	17,082
Telephone Expense-	750	9,000	1,000	12,000	1,053	12,632
**TOTAL UTILITIES	46,058	552,700	52,242	626,900	54,180	650,161
**CONTRACTS						
Contract Labor - Maint Supervisor	4,467	53,600	4,467	53,600	3,913	46,956
Contract Labor - Admin Assist/Sec	4,342	52,100	4,342	52,100	4,011	48,130
Front Desk Service	4,233	50,800	4,233	50,800	4,418	53,012
Health Insurance	2,917	35,000	2,917	35,000	2,917	35,004
Janitorial Services- General	8,672	104,065	8,672	104,064	8,672	104,064
Lawn Maintenance	3,750	45,000	3,950	47,400	4,120	49,440
Management Services	4,167	50,000	4,333	52,000	4,333	51,996
On Site Management	9,390	112,680	10,433	125,200	9,725	116,703
Pest Control	1,900	22,800	2,400	28,800	2,400	28,800
Security Services-	7,148	85,770	8,490	101,875	8,490	101,880
Trash Removal	8,467	101,600	7,500	90,000	8,620	103,440
**TOTAL CONTRACTS	69,453	713,415	61,737	740,839	61,619	739,425
**REPAIRS/MAINTENANCE						
R&M-Air Conditioning	2,083	25,000	2,083	25,000	2,083	24,996
R&M-Elevator	833	10,000	833	10,000	833	9,996
R&M-Electrical	833	10,000	833	10,000	833	9,996
R&M Equipment - Alarm	417	5,000	417	5,000	417	5,004
R&M Equipment - Computer Repairs	83	1,000	83	1,000	159	1,903
R&M Equipment - Fire	167	2,000	167	2,000	167	2,004
R&M-General	1,667	20,000	2,500	30,000	4,951	59,414
R&M-Golf Cart	333	4,000	333	4,000	333	3,996
R&M-Plumbing	18,750	225,000	1,667	20,000	27,368	328,421
R&M-Roof	1,229	14,742	1,667	20,000	1,667	20,004
Tree Trimming	1,583	19,000	2,917	35,000	3,560	42,716
R&M-Supplies/Tools	1,167	14,000	1,667	20,000	2,672	32,063
Contingency-	0	0	417	5,000	3,418	41,016
**TOTAL REPAIRS/MAINTENANCE	29,145	349,742	15,583	187,000	48,461	581,529
**RESERVE TRANSFERS						
Reserve Transfers - General	3,188	38,250	2,440	29,275	3,188	38,250
Reserve Interest	0	0	0	0	0	0
**TOTAL RESERVE TRANSFERS	3,188	38,250	2,440	29,275	3,188	38,250
**PRIOR YEAR ACTIVITY						
Prior Year Expense-Expenses	29,167	350,000	0	0	0	0
**TOTAL PRIOR YEAR ACTIVITY	29,167	350,000	0	0	0	0
**TOTAL EXPENSES	238,994	2,867,888	203,013	2,436,144	238,991	2,867,885

VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC

Schedule of Proposed Maintenance - 2024

Building- Unit Type	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Per Unit Maintenance Not approved in December 19, 2023 Meeting
0000-A	0.189100000	24	4.538400000	\$512.38	\$445.90	\$6.03	\$451.93	\$383.86
0000-B	0.192200000	20	3.844000000	\$520.77	\$453.21	\$6.13	\$459.34	\$390.16
0000-C	0.196600000	36	7.077600000	\$532.68	\$463.59	\$6.27	\$469.86	\$399.10
0000-D	0.213500000	76	16.226000000	\$578.50	\$503.44	\$6.81	\$510.25	\$433.40
0000-E	0.216600000	16	3.465600000	\$586.89	\$510.75	\$6.90	\$517.65	\$439.69
0000-F	0.247410000	88	21.772080000	\$670.38	\$583.40	\$7.89	\$591.29	\$502.24
0000-G	0.249890000	44	10.995160000	\$677.08	\$589.25	\$7.97	\$597.22	\$507.27
0000-H	0.268100000	40	10.724000000	\$726.42	\$632.19	\$8.55	\$640.74	\$544.23
0000-I	0.270530000	32	8.656960000	\$732.99	\$637.92	\$8.62	\$646.54	\$549.17
0000-J	0.329100000	8	2.632800000	\$891.71	\$776.03	\$10.49	\$786.52	\$668.06
0000-K	0.335300000	2	0.670600000	\$908.50	\$790.65	\$10.69	\$801.34	\$680.65
0000-L	0.390800000	16	6.252800000	\$1058.89	\$921.52	\$12.46	\$933.98	\$793.31
0000-M	0.393200000	8	3.145600000	\$1065.39	\$927.18	\$12.53	\$939.71	\$798.18
Total		410						

Schedule of Proposed Reserves - 2024

Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)	Accumulated Balance Thru November	Total Reserves Thru Year End	Balance To Be Funded	Annual Contribution	Monthly Contribution
Resurfacing - Pavement	300,000	20	17	65,556	65,556	234,444	13,790	1,149
Roof	650,000	31	31	260,032	260,032	389,968	12,579	1,048
Paint (Exterior)	459,055	30	30	102,600	102,600	356,455	11,881	990
Totals	1,409,055			428,188	428,188	980,867	38,250	3,187

Director Name:

Jorge Hernandez

Date:

2-23-2024

Signature:

[Signature]

Director Name:

Tie Su

Date:

2/26/2024

Signature:

[Signature]