

Proposed Operating Budget for
STADIUM VILLAS DISTRICT ASSOC. (67 units)
January 1, 2023 - December 31, 2023

INCOME/EXPENSES FOR THE VILLAS		2023 Jan-Sept Actuals	2024 MONTHLY	2024 ANNUAL	2023 Budget	
OPERATING INCOME:						
402	Assessment	\$205,020.00	\$27,939.00	\$335,268.00	\$273,360.00	
403	Annual Assessment from Comm. Parcel	\$1,650.00	\$137.50	\$1,650.00	\$1,650.00	
TOTAL INCOME		<u>\$206,670.00</u>	<u>\$28,076.50</u>	<u>\$336,918.00</u>	<u>\$275,010.00</u>	
OPERATING EXPENSES:						
Administrative Expenses:						
645	Annual Corp Filing	\$61.25	\$5.10	\$61.25	\$61.00	
647	Management Fee	\$7,466.00	\$906.40	\$10,876.80	\$9,888.00	10% increase
649	Storage	\$180.00	\$25.00	\$300.00	\$240.00	\$5/mo electronic records
653	HOA Supplies	\$0.00	\$20.83	\$250.00	\$300.00	
655	Postage	\$205.77	\$27.08	\$325.00	\$400.00	
656	Printing/Mailout Materials	\$153.40	\$25.00	\$300.00	\$400.00	
Grounds & Building Maintenance						
615	Locks, keys and signs	\$1,112.80	\$104.17	\$1,250.00	\$1,000.00	
623	General Repairs and Maintenance	\$5,366.87	\$833.33	\$10,000.00	\$12,000.00	
626	Pest Control/ Termite Bond	\$15,675.00	\$2,000.00	\$24,000.00	\$24,000.00	
635	Roof Repair	\$300.00	\$0.00	\$0.00	\$0.00	
Grounds Maintenance						
609	Landscape Improvements	\$6,000.00	\$1,500.00	\$18,000.00	\$2,500.00	new contract
616	Irrigation	\$2,515.00	\$833.33	\$10,000.00	\$2,500.00	new contract plus repairs
617	Lawn Service Contract Homes	\$31,990.00	\$2,400.00	\$28,800.00	\$49,044.00	new contract
617.1	Common Area Lawn Contract	\$0.00	\$0.00	\$0.00	\$5,136.00	
618	Fertilizer / Pest Control	\$1,200.00	\$300.00	\$3,600.00	\$500.00	new contract
630	Holiday Entry Decorations/ Lights	\$0.00	\$41.67	\$500.00	\$500.00	
632	Annual Maintenance Fee to Publix	\$3,660.21	\$333.33	\$4,000.00	\$4,000.00	
Other Expenses						
602	Contingency	\$0.00	\$0.00	\$0.00	\$5,006.00	
Pool/Clubhouse						
627	Gate & Fence Repairs	\$0.00	\$0.00	\$0.00	\$250.00	
638	Pool Contract	\$3,240.00	\$360.00	\$4,320.00	\$4,320.00	
639	Pool Supplies / Repairs	\$237.50	\$83.33	\$1,000.00	\$1,500.00	
640	Pool Furniture Repairs/Replacement	\$0.00	\$20.83	\$250.00	\$250.00	
641	Bathhouse/Cabana Supplies	\$0.00	\$20.83	\$250.00	\$500.00	
646	Pool Permit	\$225.35	\$18.78	\$225.35	\$225.00	
Professional Services						
676	Accounting	\$300.00	\$208.33	\$2,500.00	\$600.00	Compilation required
677	Legal	(\$1,197.10)	\$83.33	\$1,000.00	\$2,000.00	
Taxes & Insurance						
643	Insurance: Property/Liability/D&O	\$48,967.53	\$8,582.70	\$102,992.40	\$52,794.00	estimate 40% increase
680	Federal Income Tax	\$146.00	\$12.50	\$150.00	\$130.00	
683	Property Taxes	\$0.00	\$0.00	\$0.00	\$60.00	
Utilities						
692	Electric Street Lights	\$2,778.91	\$316.67	\$3,800.00	\$3,600.00	
693	Electric Pool/Cabana	\$2,266.84	\$258.33	\$3,100.00	\$3,000.00	
694	Electric Irrigation/Entry Lights	\$1,646.71	\$191.67	\$2,300.00	\$2,500.00	
701	Water and Sewer	\$1,073.17	\$133.33	\$1,600.00	\$1,500.00	
TOTAL WITHOUT RESERVES		<u>\$135,571.21</u>	<u>\$19,645.90</u>	<u>\$235,750.80</u>	<u>\$190,704.00</u>	
Pooled Reserves		\$63,229.50		\$101,167.20	\$84,306.00	raising by 20% to spread out shortage on funding over a few years
TOTAL MONTHLY/ANNUAL PER UNIT WITH RESERVES:		<u>\$417.00</u>	<u>\$28,076.50</u>	<u>\$336,918.00</u>	<u>\$275,010.00</u>	