

W V Community Association, Inc.
2022 Projected Income / Expense
2023 Budget Worksheet

	2022 Proposed	Total 2022 Estimated	2023 Worksheet	Quarterly Per Unit
INCOME:				
6310 Maintenance Fee Income	300,081	298,080	322,907	\$195
6910 Interest Income	0	3		\$65 unit/mth
6510 Clubhouse Rental	0	200		
6930 Prev Year Surplus	20,000	66,987	20,000	
Subtotal Income	320,081	365,270	342,907	
EXPENSES				
7010 Master Association Fees	14,490	14,490	14,490	0
7015 Management Fees	17,880	17,880	17,880	0
7020 Insurance Package	17,000	25,556	30,000	13,000
7030 Accounting/Professional	300	300	300	0
7035 Legal Fees	1,000	0	1,000	0
7036 Taxes - Prop	100	100	100	0
7041 Division/Corporation Fees	61	61	61	0
7050 Administrative Fees	2,500	2,500	3,000	500
7055 Telephone	2,100	2,244	2,300	200
7060 Contingency	8,500	0	9,500	1,000
General & Administrative	63,931	63,131	78,631	14,700
8210 Lawn Care Contract	47,277	47,278	48,695	1,418
8220 Irrigation Maint/Repair	7,000	6,627	7,000	0
8260 Tree & Plant Maint	7,000	6,750	7,000	0
8270 Mulch	3,000	2,878	3,000	0
8290 Grounds - Other	17,000	14,370	17,000	0
Total Grounds Care	81,277	77,902	82,695	1,418
8510 Pool Maintenance Contract	18,600	17,310	19,100	500
8511 Pool Repair	10,000	6,735	10,000	0
8517 Pool Permit	1,100	1,075	1,100	0
8526 Fountain Maint / Repair	1,000	580	1,000	0
8530 Lake Contract	14,400	13,354	14,400	0
8531 Lake Other / Drainage	5,000	30,000	6,000	1,000
Total Pool / Lake	50,100	69,054	51,600	1,500
8610 Water/Sewer	5,000	4,580	5,000	0
8640 Electric	30,000	37,236	37,000	7,000
8655 Pest Control	2,000	1,254	2,000	0
Total Utilities	37,000	43,070	44,000	7,000
8710 Bldg Maintenance	10,000	10,337	10,000	0
8712 Clubhouse Cleaning	13,000	10,910	13,000	0
8771 Fire System	3,000	1,736	3,000	0
8950 Capital Maintenance	32,000	10,002	30,000	(2,000)
Total Maintenance	58,000	32,984	56,000	(2,000)
Sub Total Operating	290,308	286,141	312,926	22,618
Reserve Contribution	29,773	30,144	29,981	208
TOTAL EXPENSES	320,081	316,285	342,907	22,826
	0	48,985	0	0

W. V. Community Association, Inc.
Reserve Contribution 2021 Based on 414 Units

	ITEM	ESTIMATED LIFE	REPLACE COST	REMAINING LIFE	ESTIMATED BAL 12/31/22	ADDITIONAL REQUIRED	ANNUAL REQUIRED	QUARTERLY CONTRIBUTION	MONTHLY PER UNIT
	Paint	8	11,370	1	11,370	0	0	0	
5020	Pavement	60	505,000	17	129,301	375,699	22,100	5,525	4.45
5025	Roof								
	Clubhouse	18	15,000	10	6,369	8,631	863	216	
	Laurel Lake	18	7,500	1	7,490	10	10	3	
	Nonwalk	18	7,500	1	7,100	400	400	100	
	Total Roof		30,000		20,959	9,041	1,273	318	0.26
	POOL								
	Laurel Lake	20	18,000	18	2,771	15,229	846	212	
	Clubhouse	20	18,000	11	4,058	13,942	1,267	317	
	S Preserve	20	18,000	12	3,893	14,107	1,176	294	
5030	Total Pool		54,000		10,722	43,278	3,289	822	0.66
5031	Recreation (bocce/tennis/etc								
	Tennis	9	14,000	5	8,236	5,764	1,153	288	
	Boccee/Shuffle B	9	6,000	2	4,862	1,138	742	186	
	Total Recreation		20,000		13,098	6,902	1,895	474	0.38
5033	Clubhouse A/C's	10	10,428	8	3,398	7,030	879	220	0.18
5055	Pumps / Motors / Heaters								
	Pumps / Motors	10	9,200	5	7,892	1,308	262	65	
	Heaters	10	8,500	7	6,517	1,983	283	71	
	Total Pumps/Motors/Heaters		17,700		14,409	3,291	545	136	0.11
5065	Lake Banks	15	20,000	4	20,000	0	0	0	0.00
5010	Undesignated				1,934	0	0	0	
	TOTAL		668,498		225,191	445,241	29,981	7,495	6.03

PER UNIT PER MONTH \$6.03

Note:

The above calculations have been made from figures gathered over a wide variety of sources and included a number of assumptions that were deemed by the board to be adequate to meet the requirements of the State of Florida.

Useful lives and replacement cost figures are always subject to a wide difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances, which can and should be adjusted each year to reflect changing costs and economic circumstances.

W V Community Association, Inc.
2022 Projected Income / Expense
2023 Budget Worksheet

	2022 Proposed	Jan - Jun Actual	Jul - Dec Estimated	Total 2022 Estimated	(over) under Budget
INCOME:					
6310 Maintenance Fee Income	300,081	149,040	149,040	298,080	2,001
6910 Interest Income	0	3	0	3	(3)
6510 Clubhouse Rental	0	200	0	200	(200)
6930 Prev Year Surplus	20,000	66,987	0	66,987	(46,987)
Subtotal Income	320,081	216,230	149,040	365,270	(45,189)
EXPENSES					
7010 Master Association Fees	14,490	14,490	0	14,490	0
7015 Management Fees	17,880	8,940	8,940	17,880	0
7020 Insurance Package	17,000	25,556	0	25,556	(8,556)
7030 Accounting/Professional	300	300	0	300	0
7035 Legal Fees	1,000	0	0	0	1,000
7036 Taxes - Prop	100	0	100	100	0
7041 Division/Corporation Fees	61	61	0	61	(0)
7050 Administrative Fees	2,500	2,121	379	2,500	0
7055 Telephone	2,100	1,122	1,122	2,244	(144)
7060 Contingency	8,500	0	0	0	8,500
General & Administrative	63,931	52,590	10,541	63,131	800
8210 Lawn Care Contract	47,277	23,639	23,639	47,278	(1)
8220 Irrigation Maint/Repair	7,000	1,627	5,000	6,627	373
8260 Tree & Plant Maint	7,000	250	6,500	6,750	250
8270 Mulch	3,000	1,878	1,000	2,878	122
8290 Grounds - Other	17,000	4,370	10,000	14,370	2,630
Total Grounds Care	81,277	31,763	46,139	77,902	3,375
8510 Pool Maintenance Contract	18,600	8,655	8,655	17,310	1,290
8511 Pool Repair	10,000	1,735	5,000	6,735	3,265
8517 Pool Permit	1,100	1,075	0	1,075	25
8526 Fountain Maint / Repair	1,000	290	290	580	420
8530 Lake Contract	14,400	6,622	6,732	13,354	1,046
8531 Lake Other / Drainage	5,000	0	30,000	30,000	(25,000)
Total Pool / Lake	50,100	18,377	50,677	69,054	(18,954)
8610 Water/Sewer	5,000	2,290	2,290	4,580	420
8640 Electric	30,000	18,618	18,618	37,236	(7,236)
8655 Pest Control	2,000	627	627	1,254	746
Total Utilities	37,000	21,535	21,535	43,070	(6,070)
8710 Bldg Maintenance	10,000	5,837	4,500	10,337	(337)
8712 Clubhouse Cleaning	13,000	5,455	5,455	10,910	2,090
8771 Fire System	3,000	736	1,000	1,736	1,264
8950 Capital Maintenance	32,000	5,002	5,000	10,002	21,998
Total Maintenance	58,000	17,029	15,955	32,984	25,016
Sub Total Operating	290,308	141,294	144,847	286,141	4,167
Reserve Contribution	29,773	15,072	15,072	30,144	(371)
TOTAL EXPENSES	320,081	156,366	159,919	316,285	3,796
	0	59,864	(10,879)	48,985	(48,985)

WVC Maintenance Fees

	mth	qtr
2007	\$40	\$120
2008	\$40	\$120
2009	\$46	\$138
2010	\$48	\$144
2011	\$48	\$144
2012	\$48	\$144
2013	\$48	\$144
2014	\$48	\$144
2015	\$50	\$150
2016	\$55	\$165
2017	\$55	\$165
2018	\$55	\$165
2019	\$55	\$165
2020	\$55	\$165
2021	\$55	\$165
2022	\$60	\$180
2023		