Villa D'Este Section B Condominium Association
Approved Budget
January 1, 2023 to December 31, 2023

	2022 Approved Budget	2023 Approved Budget
Income		
6310 · Maintenance Fee Income	$ 125,798	$ 154,549
6315 · Reserve Fee Income	$ 16,762	$ 16,091
6320 · Interest Income	$ -	$ -
6330 · Late Fee	$ -	$ -
6340 · Rental/Sale App Fees	$ -	$ -
Total Income	**$ 142,560**	**$ 170,640**
General Administrative		
7015 · Property Management Fees	$ 8,240	$ 8,400
7020 · Insurance Package	$ 33,000	$ 50,231
7030 · Accounting	$ 225	$ 250
7035 · Legal	$ 500	$ 7,500
7041 · License/Corp Fees	$ 300	$ 305
7050 · Administrative Fees	$ 1,500	$ 1,500
Total General Administrative	**$ 43,765**	**$ 68,186**
Grounds Care		
8210 · Lawn Care Contract	$ 8,500	$ 8,500
8220 · Irrigation Maint/Repair	$ 1,500	$ 1,500
8260 · Tree Trim	$ 2,475	$ 2,500
8290 · Grounds-Other	$ 1,000	$ 1,400
Total Grounds Care	**$ 13,475**	**$ 13,900**
Maintenance		
8710 · Building Maintenance	$ 5,008	$ 6,000
8712 · Cleaning	$ 4,750	$ 4,750
8713 · VDE Common/Shared Expenses	$ 10,000	$ 11,306
8750 · Pest	$ 1,500	$ 1,500
8755 · Elevator Contract	$ 1,500	$ 1,525
8756 · Elevator Maintenance	$ 1,000	$ 1,000
8757 · Elevator Inspection	$ 250	$ 250
8758 · Elevator Phone	$ 650	$ 650
8771 · Fire Maintenance	$ 3,000	$ 4,500
Total Maintenance	**$ 27,658**	**$ 31,481**
Reserve Contribution		
9015 · Reserves-Paint	$ 179	$ 263
9020 · Reserves-Pavement/Roads	$ 94	$ 116
9025 · Reserves-Bldg Roof	$ 12,456	$ 11,841
9045 · Reserves-Elevator	$ 3,102	$ 2,906
9055 · Reserves-Plumbing	$ 931	$ 965
Total Reserve Contribution	**$ 16,762**	**$ 16,091**
Utilities		
8610 · Water & Sewer	$ 40,000	$ 40,000
8640 · Electric	$ 900	$ 982
Total Utilities	**$ 40,900**	**$ 40,982**
Total Expense	**$ 142,560**	**$ 170,640**

ASSESSMENT - QUARTERLY	2022	2023
MAINTENANCE	$ 873.60	$ 1,073.26
RESERVES	$ 116.40	$ 111.74
TOTAL	**$ 990.00**	**$ 1,185.00**

Total Units	36
Times Paid Per Year	4

SCHEDULE B

Villa D'Este Section B Condominium Association, Inc.

APPROVED BUDGET FOR THE PERIOD
January 1, 2023 - December 31, 2023
DESIGNATED RESERVES

PERCENT
FUNDING
100.00%

		1	2	3	4	5	6	7	8	9	10	11	
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	ESTIMATED TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	VARIED PERCENTAGE FUNDING	
ACCT#	**ASSET**												
5300	Roof	30	6	120,000	2,966	12,456	0	9,212	24,634	95,366	15,894	74.50%	11,841
5310	Elevator	23	1	55,000	5,914	3,102	0	0	9,016	45,984	45,984	6.32%	2,906
5320	Paint	10	2	10,000	1,506	179	0	0	1,685	8,315	4,158	6.32%	263
5330	Pavement/Roads	6	5	6,000	-3,247	94	0	0	-3,153	9,153	1,831	6.32%	116
5340	Plumbing	30	26	400,000	2,110	931	0	0	3,041	396,959	15,268	6.32%	965
5350	Capital Improvements	7	5	27,919	27,919	0	0	0	27,919	0	0	0.00%	0
5490	Interest				336	3	0	0	339.00	0	0		
				618,919	37,503	16,765	0	9,212	63,481	555,777	83,134		16,091

Note 1: Effective 12/31/2024, under new Building Safety Act (SB-4D), condominiums will no longer be able to partially fund or waive funding.

Note 2: Sections 718.103(25) and 719.103(24), Florida Statutes, now require the condominium or cooperative association to obtain a Structural Integrity Reserve Study.
The study will identify specfic required reserve categories & must be completed by 12/31/2024 for all condos (3 stories or higher)