

**Villa D'Este Section B Condominium Association**  
**Approved Budget**  
**January 1, 2025 to December 31, 2025**

	2024 Approved Budget	2025 Approved Budget
<b>Income</b>		
6310 · Maintenance Fee Income	\$ 216,464	\$ 265,480
6315 · Reserve Fee Income	\$ 16,816	\$ 173,000
6320 · Interest Income	\$ -	\$ -
6330 · Late Fee	\$ -	\$ -
6340 · Rental/Sale App Fees	\$ -	\$ -
<b>Total Income</b>	<b>\$ 233,280</b>	<b>\$ 438,480</b>
<b>Administrative</b>		
7015 · Property Management Fees	\$ 12,000	\$ 12,720
7020 · Insurance Package	\$ 95,200	\$ 95,172
7030 · Accounting	\$ 275	300
7035 · Legal	\$ 11,000	\$ 3,000
7041 · License/Corp Fees	\$ 320	\$ 519
7050 · Administrative Fees	\$ 2,200	\$ 2,000
NEW · Loan Payment (Pursuing for funding reserves)	\$ -	\$ 58,600
<b>Total Administrative</b>	<b>\$ 120,995</b>	<b>\$ 172,311</b>
<b>Grounds</b>		
8210 · Lawn Care Contract	\$ 8,600	\$ 9,000
8220 · Irrigation Maint/Repair	\$ 3,000	\$ 3,000
8260 · Tree Trim	\$ 3,000	\$ 3,000
<b>Total Grounds</b>	<b>\$ 14,600</b>	<b>\$ 15,000</b>
<b>Repairs &amp; Maintenance</b>		
8710 · Building Maintenance	\$ 6,000	\$ 6,000
8712 · Cleaning	\$ 5,000	\$ 5,000
8713 · VDE Common/Shared Expenses	\$ 12,000	\$ 12,000
8750 · Pest	\$ 3,000	\$ 3,000
8755 · Elevator Contract	\$ 2,000	\$ 2,000
8757 · Elevator Inspection	\$ 900	\$ 200
8758 · Elevator Phone	\$ 969	\$ 969
8771 · Fire Maintenance	\$ 10,000	\$ 5,000
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 39,869</b>	<b>\$ 34,169</b>
<b>Reserve Contribution</b>		
9015 · Reserves-Paint	\$ 509	\$ -
9020 · Reserves-Pavement/Roads	\$ 143	\$ -
9025 · Reserves-Bldg Roof	\$ 12,440	\$ -
9045 · Reserves-Elevator	\$ 2,723	\$ -
NEW · SIRS RESERVE REQUIREMENT	\$ -	\$ 173,000
NEW · WAIVABLE Reserve Requirement	\$ -	\$ -
9055 · Reserves-Plumbing	\$ 1,001	\$ -
<b>Total Reserve Contribution</b>	<b>\$ 16,816</b>	<b>\$ 173,000</b>
<b>Utilities</b>		
8610 · Water & Sewer	\$ 40,000	\$ 43,000
8640 · Electric	\$ 1,000	\$ 1,000
<b>Total Utilities</b>	<b>\$ 41,000</b>	<b>\$ 44,000</b>
<b>Total Expense</b>	<b>\$ 233,280</b>	<b>\$ 438,480</b>

ASSESSMENT - QUARTERLY	2024	2025
MAINTENANCE	\$ 1,503.22	\$ 1,843.61
RESERVES	\$ 116.78	\$ 1,201.39
<b>TOTAL</b>	<b>\$ 1,620.00</b>	<b>\$ 3,045.00</b>

Total Units            36  
Times Paid Per Year    4

Villa D'Este Section B Condominium Association, Inc.  
APPROVED BUDGET FOR THE PERIOD  
January 1, 2025 - December 31, 2025  
DESIGNATED RESERVES

PERCENT  
FUNDING  
100.00%  
**SIRS**

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
<b>SIRS REQUIRED RESERVE FUNDING - NON WAIVABLE &amp; MUST BE FUNDED AT 100%</b>											
5300	Roof	30	1	421,250	29,275	12,440	4,800	0	36,915	384,335	384,335
5320	Paint	10	1	82,250	1,948	509	0	0	2,457	79,793	79,793
5340	Plumbing	60	18	15,000	4,006	1,001	0	0	5,007	9,993	555
<b>NEW</b>	Common Exterior Doors	50	8	20,000	0	0	0	0	0	20,000	2,500
<b>NEW</b>	HVAC Racks	42	1	18,000	0	0	0	0	0	18,000	18,000
<b>NEW</b>	Concrete Restoration (Structural Long Term)	30	29	75,000	0	0	0	0	0	75,000	2,586
5350	Concrete Restoration (Structural Short Term)	42	5	75,000	27,919	0	0	3,244	31,163	43,837	9,375
<b>NEW</b>	Walkway Waterproofing	10	5	12,900	0	0	0	0	0	12,900	2,580
<b>NEW</b>	Electrical Services	60	18	20,000	0	0	0	0	0	20,000	1,111
<b>NEW</b>	Fire Safety - FACP A/V Alarm	15	10	20,000	0	0	0	0	0	20,000	2,000
5490	Interest				2,772	472	0	-3,244	0	0	0
				759,400	65,920	14,422	4,800	0	75,542	683,858	502,836

**Funding for 2025 by Owner Assessments (difference to be funded by loan for roof replacement in 2025): 173,000**

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	REDUCED FUNDING OPTION
<b>RESERVE ACCOUNTS FOR OPTIONAL FUNDING - WAIVABLE &amp; REDUCED FUNDING OPTION</b>											
5310	Elevator	25	10	85,000	11,922	2,723	0	0	14,645	70,355	0
5330	Pavement/Roads	30	5	58,700	-3,037	143	0	0	-2,894	61,594	0
NEW	Railings Lanais	50	8	90,000	0	0	0	0	0	90,000	0
NEW	Railings Walkways	42	1	120,000	0	0	0	0	0	120,000	0
				353,700	8,885	2,866	0	0	11,751	341,949	0
<b>GRAND TOTALS FOR REQUIRED + WAIVABLE ACCOUNTS</b>				1,113,100	74,805	17,288	4,800	0	87,293	1,025,807	502,836

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 (SIRS). The study will identify specific required reserve categories & must be completed by 12/31/2024 for all condos (3 stories or higher)

Note 3: Moved interest to 5350 as usable funds

Note 4: Account 5350 RENAME from Capital Improvements to Concrete Restoration (Structural Short Term)

Note 5: Data & new account categories provided by Staebler Appraisal & Consulting SIRS study for FY 2025 completed in 2024

Note 6: Funding for 2025 by Owner Assessments is \$173,000 (difference to be funded by loan for roof replacement in 2025)