

VILLA GRANDE AT BURNT STORE ISLES, INC.								
2025 APPROVED OPERATING BUDGET			22 Villas/44 Units					
01/01/25-12/31/25								
			2024	2024	2025			
			BUDGET	ESTIMATED	APPROVED			
INCOME OF THE ASSOCIATION								
	Maintenance Fees		434,485	429,415	462,952			
	Other Income VG II		11,504	11,504	12,570			
	Owner Itrest Income		0	250	0			
	Application Fees		0	1,200	0			
	Interest Income Reserves		0	80	0			
	Late fee Income		0	500	0			
	Reserve Intrest		0	75	0			
	Total Income		445,989	443,024	475,522			
			2024	2024	2025			
			BUDGET	ESTIMATED	APPROVED			
OPERATING EXPENSES								
ADMINISTRATION OF THE ASSOCIATION								
	Legal/Accounting		2,500	2,000	2,000			
	Supplies & Postage		700	600	700			
	Background Checks		0	0	0			
	Licenses & Fees		750	750	750			
	(pool permit/corp. fee/DBPR)							
	Management Fee		9,070	9,070	9,523			
	Website		0	0	1,000			
MAINTENANCE								
	Landscape Contract		67,204	67,204	73,000			
	Supplemental Landscape		5,000	5,000	5,000			
	Irrigation Repairs		2,400	2,400	2,400			
	Maintenance Contract - Pool		3,840	5,760	7,200			
	Pool Repairs		2,500	7,000	2,500			
	Maintenance & Repair		10,000	6,000	5,000			
	Club House Custodial		3,000	3,000	3,000			
UTILITIES								
	Pest Control / Clubhouse		500	495	495			
	Electric		11,000	10,300	11,000			
	Water and Sewer		14,000	13,500	14,000			
	Cable Television		35,293	35,308	36,686			
OPERATING CAPITAL								
OTHER EXPENSES								
	Insurance - Flood		137,550	139,077	145,000			
	Commercial Property Insurance		99,250	92,023	104,700			
	Insurance - Interest Expense		1,200	1,200	1,200			
TOTAL OPERATING EXPENSES			405,757	400,687	425,154			
	Reserves		\$40,232	40,232	\$50,368			
GRAND TOTAL			445,989	440,919	475,522			
	FINAL TOTAL		445,989	440,919	475,522			
Monthly Fee with full funding of Reserves			\$823	\$813	\$877			
Reserve Schedule - Full Funding								
01/01/25 - 12/31/25		Estimated		Estimated	Remaining		2025	Estimated
		Useful	Replacement	Funds	Useful	Required	Required	Balance
		Life	Cost	01/01/25	Life	Reserve	Reserve	12/31/25
	Roof-22 Bldgs.& Clubhouse	35	1,603,200	58,735	35	1,544,465	44,128	102,863
	Paint-22 Bldgs.& Clubhouse	15	67,000	17,343	15	49,657	3,310	20,653
	Clubhouse AC Replacement	15	6,250	2,473	10	3,777	378	2,851
	Driveway Repair / Maint	30	25,000	10,747	17	14,253	838	11,585
	Presh Wash Bldg, Roof, Pav.	3	12,170	12,170	1	0	0	12,170
	Pool / Spa Resurfacing	20	30,000	30,000	1	0	0	30,000
	Pool / Spa Equipment	7	12,000	0	7	12,000	1,714	1,714
			\$1,755,620	\$131,468		\$1,624,152	\$50,368	\$181,836