

December 8, 2022

**TO:** Village Las Palmas Condominium Unit Owners

**FROM:** Village Las Palmas Board of Directors

**2023 Annual Budget - Monthly Maintenance Fees**

**Maintenance Fees:** A monthly maintenance fee of **\$553.00** is due and payable on the first day of each month, beginning January 1<sup>st</sup>, 2023 through December 1<sup>st</sup>, 2023. **PLEASE MAKE YOUR CHECK PAYABLE TO VILLAGE LAS PALMAS.** Include your unit number on the memo line of your check and mail to:

**Village Las Palmas, 4600 A1A South,  
St. Augustine, FL 32080.**

**Late Fees:** Any assessments that remain due over thirty (30) days past the original due date will be charged **late fees**. In addition, the Village Las Palmas Condominium Association, Inc. bylaws allow other charges to be levied.

**Authorization Agreement – Automatic Payments:** If you are already enrolled for your VLP assessments, your payments will automatically continue. *This authorization is strictly for your Village Las Palmas Maintenance.* If you would like to enroll in the ACH program and have your payments deducted automatically each month, just contact us for an enrollment form.

If you have any questions concerning this correspondence, please contact the Property Management office.



**Village Las Palmas**  
**Approved Operating Budget**  
**Year ending 12/31/2023**

**VILLAGE LAS PALMAS CONDOMINIUM ASSOCIATION**

					Approved	Projected	Approved
					2022	2022	2023
					\$506		\$553
<b>INCOME</b>							
Revenue							
4601 Maintenance Assessments					443,519	443,519	483,725
4608 Interest Earned					250	5	
Total Revenue					443,769	443,524	
TOTAL INCOME					443,769	443,524	483,725
<b>EXPENSES</b>							
Expenses							
5801 Insurance-General					54,420	63,180	95,500
5803 Insurance - Flood					37,707	31,366	21,489
5805 Utilities-Cable Tv					83,200	76,000	85,988
5807 Utilities - Electric					10,500	10,464	10,620
5811 Utilities-Sewer					21,000	21,423	22,816
5813 Utilities-Trash					4,800	5,582	6,698
5815 Utilities-Water					17,376	16,575	16,660
5824 Grounds-Replace/Upkeep					5,000	5,617	5,600
5825 Irrigation					750	750	750
5829 Pool/Spa Repair & Supply					8,500	13,614	13,000
5831 Repairs/Maint.-Bldg.					10,000	7,640	8,000
5833 Maintenance Supplies					500	250	300
5834 Landscape Contract					16,958	17,793	18,327
5847 Maint Payroll/Taxes/Benefits					101,759	101,759	105,847
5853 Maintenance-Uniforms					300	220	231
5866 Licenses/Taxes					1,700	1,915	2,000
8500 Monthly Reserve Transfer					64,299	64,299	64,299
5860 Accounting - Outside service					5,000	5,600	5,600
TOTAL EXPENSES					443,769	444,047	483,725
<b>NET INCOME (LOSS)</b>					0		

*The budget is an estimate of future costs based on facts at the time of preparation. Changing economic conditions may impact the 2022 & 2023 budget.*

