

December 8, 2023

TO: Village Del Lago Condominium Unit Owners

FROM: Village Del Lago Board of Directors

2024 Annual Budget - Monthly Maintenance Fees

Maintenance Fees: A monthly maintenance fee of **\$640.00** is due and payable on the first day of each month, beginning January 1, 2024, through December 1, 2024. **PLEASE MAKE YOUR CHECK PAYABLE TO VILLAGE DEL LAGO.** Include your unit number on the memo line of your check and mail your check to:

**Village Del Lago, 4600 A1A South,
St. Augustine, FL 32080**

Late Fees: Any assessments or partial balances that remain due over thirty (30) days past their original due date will be charged **late fees**. In addition, the Village Del Lago Condominium Association, Inc. bylaws allow other charges to be levied. **Village Del Lago may suspend services included in your condominium payment such as Cable T.V., internet, landline, water, sewer, and access to the private owner's gate for all delinquencies over 60 days old.**

Authorization Agreement – Automatic Payments: If you are already enrolled in ACH for your VDL assessments, your payments will continue automatically, no new form is necessary. Please note the amount for your records. If you would like to enroll in ACH and have your payments deducted automatically each month, please contact the office for an enrollment form. *This authorization is strictly for the Village Del Lago regular Monthly Maintenance.*

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



Village Del Lago
Approved Budget
Year Ending December 31, 2024
Operating Fund

	<u>2023</u> <u>Proposed</u> <i>\$535 per month</i>	<u>2023</u> <u>Projected</u>	<u>2024</u> <u>Approved</u> <i>\$640 per month</i>
4601 Mtce assessments	526,440	526,440	629,760
4608 Finance charges			
4619 Income Other Miscellaneous			
4618 Late Fees			
4627 Prior Year Surplus			
	526,440	526,440	629,760
 <u>Administrative Expenses</u>			
5866 Licenses/taxes	1,020	1,016	1,020
5861 Accounting Outside Service Fees to the Division	5,600	6,062	6,244
TOTAL ADMINISTRATIVE EXPENSES	6,620	7,078	7,264
 <u>Insurance Expenses</u>			
5801 Insurance - general	111,991	111,991	181,491
5803 Insurance - flood	23,200	20,173	20,185
TOTAL INSURANCE EXPENSES	135,191	132,164	201,676
 <u>Maintenance Expenses</u>			
5824 Grounds - replace/upkeep	2,678	1,747	4,529
5825 Irrigation	922	1,480	1,570
5829 Pool/spa repair & supply	10,000	10,000	10,600
5831 R&M - buildings	5,500	1,500	3,000
5833 Maintenance supplies	400	400	400
5834 Landscape contract	19,550	18,980	18,980
5835 Mulch/Tree trimming			
5847 Maint Payroll/Tax/Benefits	113,221	123,961	138,415
5853 Mtce uniforms	300	250	300
TOTAL MAINTENANCE EXPENSES	152,571	158,318	177,794
 <u>Utilities</u>			
5805 Utilities - cable TV	97,000	97,000	100,447
5807 Utilities - electric	2,233	2,547	2,700
5811 Utilities - sewer	27,000	27,772	29,439
5813 Utilities - trash	7,144	8,588	9,619
5815 Utilities - water	21,000	21,331	22,611
TOTAL UTILITIES	154,377	157,238	164,816
 <u>Other Expenses</u>			
5877 Insurance loan interest and fees			
5879 Administrative fee - 401(K)			
5889 Bank Charges	110	110	110
8500 Monthly reserve transfer	76,521	76,524	77,000
5887 Contingency	0	0	0
5888 Incentives	1,050	1,000	1,100
Bad debt expense			
TOTAL OTHER EXPENSES	77,681	77,634	78,210
 TOTAL EXPENSES	 526,440	 532,432	 629,760
 Surplus/Deficit	 0	 -5,992	 0

The budget is an estimate of future costs based on facts at the time of preparation. Changing economic conditions may impact the 2023 final expenses and 2024 Budget

Notice to all Ocean Gallery Property Owners Association, Inc. Members

Dear Owners,

At the OGPOA annual meeting held on December 1st, 2023, the OGPOA Board of Directors unanimously approved the budget for 2024.

The 2024 Annual Assessment per Unit shall be:

\$1700.00

***and will be PAYABLE IN TWO PAYMENTS
of \$850 due on February 1 and July 1 2024***

Payments should be made payable to OGPOA

Please note that all standard late fees and interest will apply to outstanding balances on March 1, 2024

If you are currently enrolled in ACH for your OGPOA assessment, your payments will again be automatic and no action is necessary. Be sure to make a note that the amount of \$850.00 will be automatically deducted on or about February 5, 2024 and the second payment will be automatically deducted on or about July 5, 2024.

If you would like to enroll in the ACH program & enjoy the ease of having your payments automatically deducted, please contact Julie at jmyers@ogstaug.com prior to January 25, 2024. for an enrollment form.

If you would like to be removed from the ACH program and pay by check, please contact Julie at jmyers@ogstaug.com as soon as possible.



4600 A1A South, St. Augustine FL 32080/Ph 904-471-6655

For Billing questions: jmyers@ogstaug.com

2024 OGPOA Approved Operating Budget

	2023 Approved	2023 Projected	2024 Approved
Annual Assessment	1580		1700
Income Accounts			
4600 Maintenance assessments - Lots /Homes	38,100	38,114	39,748
4601 Maintenance Assessments	692,700	693,620	746,300
4608 Finance Charges	500	500	500
4609 Clubhouse Rent	500	500	500
4615 Garage Assessment	31,800	27,880	34,816
4616 Processing Fees Revenue	9,600	9,600	9,600
4660 Lease Approval Fee	25,000	17,280	21,000
4702 OGP Community Service Fee	180,000	180,000	180,000
4703 OGP Office Rent	18,400	18,400	19,504
4705 OGP Housekeeping Rent	10,300	10,300	10,918
4717 OGP Sales Contribution	50,000	45,000	47,000
4623 Spec Teams Credit	348,900	287,400	271,400
4899 Bank Interest Income	200	200	10,669
TOTAL ANNUAL INCOME	1,406,000	1,328,794	1,391,955

EXPENSE ACCOUNTS

ADMINISTRATIVE EXPENSES

5860 Outside acct services	6,000	6,000	6,690
5862 Communication&Website	2,100	2,250	2,300
5863 Mgmt. Hiring Expense	600	600	600
5864 Legal Fees	3,900	4,000	4,000
5865 Membership fees, educ	700	700	742
5866 Licenses/taxes/fees	1,000	1,000	1,000
5867 Postage expense	6,000	6,000	6,000
5868 Office Supplies	3,300	3,300	3,500
5869 Copier/computer	21,200	21,200	21,200
5870 Telephone	1,600	1,600	1,696
5889 Bank Charges	300	300	300
5992 Employee incentive plan	20,400	20,400	22,400
5840 Administrative Payroll	37,700	41,527	45,400
TOTAL ADMINISTRATIVE	104,800	108,877	115,828

COMMUNITY SERVICE

5876 Amenity services	3,000	3,000	3,500
5887 Exercise facility maintenance	600	600	636
5996 Comm Serv expenses	6,000	6,000	6,360
5997 Comm Serv supplies	500	500	530
5993 Comm Serv payroll	348,900	348,900	341,790
TOTAL COMMUNITY SERVICE	359,000	359,000	352,816

INSURANCE EXPENSES

5801 Insurance-general

5803 Insurance-flood

TOTAL INSURANCE

93,400	80,418	95,259
10,000	5,604	5,039
103,400	86,022	100,298

MAINTENANCE EXPENSES

5820 Tools/equip

5823 Termite Service

5824 Grounds/Landscaping

5825 Irrigation

5826 Palms/shrub Trim

5827 Lawn/shrub Fert.deBug

5828 Pest Ctrl/Bl Pool/Spa repair&supplies

5829 Pool/Spa repair&supplies

5830 Ponds-Algae Control

5832 Golf cart supplies&repairs

5833 Maintenance supplies

5834 Landscape contract

5836 Mulch

5837 Vehicle expense

5875 Maintenance facilities

5853 Maintenance uniforms

5843 Maint. Mgmt salaries

5847 Maint. Payroll

5844 ST Payroll expense Maintenance

TOTAL MAINTENANCE

3,000	3,000	3,180
800	770	820
1,000	5,000	5,000
1,000	2,500	2,500
66,200	80,000	85,000
21,800	21,000	21,840
13,300	13,362	17,440
18,000	18,000	19,080
2,400	2,400	2,528
5,000	5,000	5,300
500	500	500
20,800	20,800	21,632
8,700	8,700	9,222
2,000	2,000	2,258
19,000	19,000	20,140
500	500	551
15,300	15,300	16,815
67,700	84,400	85,700
348,900	287,400	271,400
615,900	589,632	590,906

UTILITIES

5805 Utilities-Cable TV

5807 Utilities-Electric

5809 Utilities-Heat pool/spa

5811 Utilities-sewer

5812 Homes-Utilities Sewer

5813 Utilities-Trash

5814 Homes-Utilities water

5815 Utilities-Water

TOTAL UTILITIES

23,600	23,600	24,500
28,400	31,936	33,852
12,000	12,000	12,720
4,000	5,127	5,435
4,000	5,170	5,300
7,300	8,000	8,960
5,300	4,063	4,100
5,300	4,000	4,240
89,900	93,896	99,107

RESERVES

8500 Monthly reserve transfers

133,000	133,000	133,000
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TOTAL ANNUAL EXPENSE**Loss**

1,406,000	1,370,427	1,391,955
-	(41,633)	0

This budget is an estimate of future revenues and costs based on information at the time of preparation. Changes in economic conditions or unforeseen events may impact the accuracy of this budget as well as projected amounts for the current year.

VILLAGE LAS PALMAS		
President	David Rosenbloom	VLP 21
VP	Jack Osgard	VLP 86
Treasurer	Venessa Wood	VLP 13
Secretary	Jonathan Knowles	VLP 37
Director	Donna Nolan	VLP 95
Director	Marcia Johnston	VLP 65
Director	Ray Ryan	VLP 34

OGPOA		
President	Ray Belz	CRV 106
VP	Kathy Wiles	VDL 65
Secretary	Carolyn Harbourt	AGN 310
Treasurer	Brandi Noegel	PAC310
Director	Sam Price	101 VDP Way
Director	Mary Armstrong	VLP 68
Director	Jack Osgard	VLP 86

2022-2024 term

2024-2026 term

VILLAGE DEL LAGO		
President	John Mofran	VDL 34
VP	Kathy Wiles	VDL 65
Treasurer	Gayle Krug	VDL 55
Secretary	Les Stoklosa	VDL 59
Director	Carolyn Kraly	VDL 81
Director	Bob McKee	VDL 14
Director	Sam Cava	VDL 10-1

OGP, Inc.		
President	Bill Loughead	PRV 308
Treasurer	Ken Reali	Org
Secretary	Kay Domke	VLP 31
Director	Fran Seawright	105 VDP Way
Director	Candi Cook	PRV 307
Director	David Rosenbloom	VLP 21

2022-2024

2024-2026

VILLAGE DEL PRADO		
President	Sandy Capuano	VDP 91
VP	Carol McGee	VDP 93
Treasurer	Rob Woodward	VDP 83
Secretary	Rose Carcich	VDP 36
Director	Bill Kline	VDP 42
Director	Harry Norton	VDP 25
Director	Diana Melton	DP 65

PROPERTY MANAGEMENT STAFF		
General Mgr.	Sherri Johnson	904-471-6655
Admin. Asst.	Tori Pellicer	904-471-6655
Acct Mgr	Julie Myers	904-471-6655
Maint. Mgr.	Dave Garris	904-461-5478
SpecialTeams	Dave Herndon	904-471-6655

VISTAS		
President	Bill Loughead	PRV 308
VP	Ray Belz	CRV 106
Treasurer	Brandi Noegel	PAC 310
Secretary	Carolyn Harbourt	AGN 310
Director	Candie Cook	PRV 307
Director	John Bass	PRV 313
Director	Anne Winters	PAC 103

OGP STAFF PERSONNEL		
Rental Mgr	Anne Martinez	904-471-6663
Acct Mgr	Landia Alegria	904-471-6663
Reservations	Tiffany Gross	904-471-6663
Reservations	Kristy Grove	904-471-6663
Reservations	Lisa Graf	904-471-6663
Rental Maint	Duke Brasfield	904-471-8689

Property Mgmt	904-471-6655	www.oceangalleryprop.com
Rental Ofiice	904-471-6663	www.theoceangal.com
Main Gate	904-471-2449	Premier Prop
Hskpng.	904-471-8689	Maintenance

ARC Committee

Anne Belz
Jack Osgard