

December 2024

TO: Village Del Lago Condominium Unit Owners

FROM: Village Del Lago Board of Directors

2025 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 1st, 2025, through December 1st, 2025. **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 monthly payments deducted automatically, please contact the office for an enrollment form. *This authorization is strictly for the Village Del Lago regular Monthly Maintenance.*

Please contact the Property Management office if you have any questions concerning this memo.



Village Del Lago
 Approved Budget
 Year Ending December 31, 2025
 Operating Fund

	<u>2024</u> <u>Approved</u>	<u>2024</u> <u>Projected</u>	<u>2025</u> <u>Proposed</u>
	<i>\$640 per month</i>		<i>\$640 per month</i>
4601 Mtce assessments	629,760	629,760	629,678
4608 Finance charges			
4619 Income Other Miscellaneous			
4618 Late Fees			
4627 Prior Year Surplus			
	629,760	629,760	629,678
<u>Administrative Expenses</u>			
5866 Licenses/taxes	1,020	625	650
5861 Accounting Outside Service	6,244	6,319	6,508
5862 Fees to the Division		328	328
TOTAL ADMINISTRATIVE EXPENSES	7,264	7,272	7,486
<u>Insurance Expenses</u>			
5801 Insurance - general	181,491	123,126	156,951
5803 Insurance - flood	20,185	19,338	23,205
TOTAL INSURANCE EXPENSES	201,676	142,464	180,156
<u>Maintenance Expenses</u>			
5824 Grounds - replace/upkeep	4,529	2,334	4,950
5825 Irrigation	1,570	978	1,526
5829 Pool/spa repair & supply	10,600	11,258	11,820
5831 R&M - buildings	3,000	12,712	12,000
5833 Maintenance supplies	400		400
5834 Landscape contract	18,980	18,980	19,929
5835 Mulch/Tree trimming		8,752	500
5847 Maint Payroll/Tax/Benefits	138,415	138,415	145,750
5853 Mtce uniforms	300	200	315
TOTAL MAINTENANCE EXPENSES	177,794	193,629	197,190
<u>Utilities</u>			
5805 Utilities - cable TV	100,447	100,626	104,465
5807 Utilities - electric	2,700	2,458	2,556
5811 Utilities - sewer	29,439	25,828	26,861
5813 Utilities - trash	9,619	9,840	10,332
5815 Utilities - water	22,611	20,040	20,841
TOTAL UTILITIES	164,816	158,792	165,055
<u>Other Expenses</u>			
5884 Property Appraisal			1,500
5877 Insurance loan interest and fees		2,666	
5879 Administrative fee - 401(K)			
5889 Bank Charges	110	220	231
8500 Monthly reserve transfer	77,000	77,000	77,000
5887 Contingency	0		0
5888 Incentives	1,100	1,100	1,150
TOTAL OTHER EXPENSES	78,210	79,881	79,881
TOTAL EXPENSES	629,760	629,760	629,678

629,768 is the correct income amount

Surplus/Deficit 0

The budget is an estimate of future costs based on facts at the time of preparation. Changing economic conditions may impact the 2024 final expenses and 2025 Budget

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

Dear Owners,

At the OGPOA annual meeting held on December 6th, 2024, the OGPOA Board of Directors unanimously approved the budget for 2025.

The 2025 Annual Assessment per home shall be:

\$1750.00

***and will be PAYABLE IN TWO PAYMENTS
of \$875 due on February 1st and July 1st, 2025***

Payments should be made payable to OGPOA

Please note that all standard late fees and interest will apply to outstanding balances on March 1st, 2025

If you are enrolled in ACH for your OGPOA assessment, your payments will again be automatic, and no action is necessary. Remember that \$875.00 will be automatically deducted on or about February 5th, 2025, and the second payment will be automatically deducted on or about July 5th, 2025.

If you would like to enroll in the ACH program and enjoy the ease of having your payments automatically deducted, please contact Julie at jmyers@ogstaug.com for an enrollment form before January 25th, 2025.

If you want 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**

2025 OGPOA Approved Operating Budget

*Expense Category	2024 Approved	2024 Projected	2025 Approved
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Income Accounts

	1700		1750
4600 Maint Assess - Lots /Homes	39,748	39,751	41,300
4601 Maintenance Assessments	746,300	746,300	768,104
4608 Finance Charges	500	540	500
4609 Clubhouse Rent	500	1,890	700
4615 Garage Assessment	34,816	34,816	40,000
4616 Processing Fees Revenue	9,600	5,640	7,500
4660 Lease Approval Fee	21,000	23,400	21,000
4702 OGP Community Service Fee	180,000	160,000	165,000
4703 OGP Office Rent	19,504	19,504	20,200
4705 OGP Housekeeping Rent	10,918	10,918	11,400
4717 OGP Sales Contribution	47,000	47,000	48,900
4623 Spec Teams Credit	271,400	265,036	320,200
4899 Bank Interest Income	10,669	11,955	12,000
TOTAL ANNUAL INCOME	1,391,955	1,366,750	1,456,804

EXPENSE ACCOUNTS

ADMINISTRATIVE EXPENSES

5860 Outside acct services	A	6,690	6,528	6,900
5862 Communication&Website	B	2,300	5,677	2,400
5863 Mgmt. Hiring Expense	B	600	600	700
5864 Legal Fees	A	4,000	6,177	6,400
5865 Membership fees, educ	A	742	544	1,000
5866 Licenses/taxes/fees	B	1,000	1,406	1,000
5867 Postage expense	B	6,000	6,000	6,400
5868 Office Supplies	A	3,500	3,500	3,600
5869 Copier/computer	A	21,200	31,108	24,000
5870 Telephone	A	1,696	1,309	1,700
5889 Bank Charges	A	300	2,781	1,400
5992 Employee incentive plan	B	22,400	22,400	22,400
5850 Administrative Payroll	C	45,400	45,400	49,000
SubTotal		115,828	133,430	126,900

COMMUNITY SERVICE

5876 Amenity services	A	3,500	3,131	3,600
5887 Exercise facility maintenance	B	636	3,026	3,000
5996 Comm Serv expenses	B	6,360	5,109	6,600
5997 Comm Serv supplies	B	530	0	500
5990 Comm Serv payroll	B	341,790	283,269	305,000
SubTotal		352,816	294,535	318,700

INSURANCE EXPENSES

5801 Insurance-general	A	95,259	95,259	86,803
5803 Insurance-flood	A	5,039	5,039	5,113
SubTotal		100,298	100,298	91,916

MAINTENANCE EXPENSES

	*Expense Category	2024 Approved	2024 Projected	2025 Approved
5820 Tools/equip	B	3,180	1,811	3,200
5823 Termite Service	A	820	820	900
5824 Grounds/Landscaping	A	5,000	5,000	5,200
5825 Irrigation	A	2,500	2,500	2,500
5826 Palms/shrub Trim	B	72,000	78,400	86,000
5827 Lawn/shrub Fert.deBug	B	21,840	21,840	23,000
5828 Pest Ctrl/Bldg exterminate	B	17,440	17,440	19,000
5829 Pool/Spa repair&supplies	A	19,080	19,080	20,200
5830 Ponds-Algae Control	B	2,528	2,412	2,700
5832 Golf cart supplies&repairs	B	5,300	3,215	5,500
5833 Maintenance supplies	B	500	500	500
5834 Landscape contract	C	21,632	20,483	22,700
5836 Mulch	A	9,222	7,728	9,200
5837 Vehicle expense	B	2,258	2,258	2,300
5875 Maintenance facilities	A	20,140	32,395	25,500
5853 Maintenance uniforms	C	551	512	600
5843 Maint. Mgmt salaries	C	16,815	16,815	18,400
5847 Maint. Payroll	C	85,700	85,700	98,888
5844 ST Payroll expense Maintenance	A	271,400	238,663	320,200
	SubTotal	577,906	557,572	666,488

UTILITIES

5805 Utilities-Cable TV	A	24,500	24,734	25,500
5807 Utilities-Electric	A	33,852	30,913	35,200
5809 Utilities-Heat pool/spa	A	12,720	12,000	12,700
5811 Utilities-sewer	C	5,435	4,967	5,700
5812 Homes-Utilities Sewer	A	5,300	5,170	5,500
5813 Utilities-Trash	C	8,960	9,916	10,500
5814 Homes-Utilities water	A	4,100	4,062	4,300
5815 Utilities-Water	C	4,240	3,839	4,400
	Subtotal	99,107	95,601	103,800

RESERVES

8500 Monthly reserve transfers	A	133,000	133,000	149,000
TOTAL ANNUAL EXPENSE		1,378,955	1,314,436	1,456,804

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.

Note: Method of Expense allocation is Category A, B, & C (Cat A is OGPOA only; No allocation to condo assoc) (Cat B are homes & condo assoc, absorbed by POA) (Cat C = expenses for OGPOA, homes, & condos & allocated to each group)

VILLAGE LAS PALMAS		
President	David Rosenbloom	VLP 21
VP	Jack Osgard	VLP 86
Treasurer	Venessa Wood	VLP 13
Secretary	Jonathan Knowles	VLP 37
Director	Marcia Johnston	VLP 65
Director	Bill Kotzum	VLP 11
Director		

OGPOA		
President	Ray Belz	CRV 106
VP	Kathleen Wiles	VDL 65
Secretary	Carolyn Harbourt	AGN 310
Treasurer	Brandi Noegel	PAC310
Director	Sam Price	101 VDP Way
Director	Mary Armstrong	VLP 68
Director	Phil Bornor	VLP 65 *1-year term

2024-2026 term

2023-2025 term

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

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

2023-2025 term

2024-2026 term

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

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	John Bass	PRV 313
Director	Venessa Wood	AGN 114
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	Lisa Graf	904-471-6663
Rental Maint	Duke Brasfield	904-471-8689
Rental Maint	Eddie Kittle	904-471-8689

ARC Committee
Vickie Bonanno
Gayle Krug
Marcia Johnston

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