

December 2024

Dear Ocean Gallery Homeowner,

2025 Monthly Maintenance Fees for Homeowners

Your monthly maintenance fee includes the following:

Water/Sewer	\$ 40.73
Cable/Landline/Internet	\$ 106.16
Pest Control	\$ 2.87
General Maintenance/Administration	\$ <u>22.50</u>

Total \$ 172.26*

General maintenance includes ensuring that the irrigation system is working properly and maintained up to your home site. The homeowner is responsible for maintaining all sprinkler heads, lines, pumps, motors, valves, etc. that service your home exclusively.

If you are enrolled in ACH for your monthly payments, \$172.50 will be withdrawn on or about the 5th of each month.

If you have any questions, please feel free to contact the Property Management office.

Sincerely,

OGPOA Board of Directors

**Monthly maintenance fee does not apply to undeveloped lots*



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
-------------------	---------------	----------------	---------------

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

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

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

ARC Committee

Vickie Bonanno
Gayle Krug
Marcia Johnston

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