

December 8, 2025

TO: Village Del Lago Condominium Unit Owners

FROM: Village Del Lago Board of Directors

2026 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, 2026, through December 1st, 2026. **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.



Ocean Gallery~4600 A1A South, St. Augustine, FL 32080~Phone 904-471-6655
www.oceangalleryprop.com

Village Del Lago
Approved Budget
Year Ending December 31, 2026
Operating Fund

	<u>2025</u> <u>Approved</u>	<u>2025</u> <u>Projected</u>	<u>2026</u> <u>Approved</u>	
	<i>\$640 per month</i>		<i>\$ 640 per month</i>	
4601 Mtce assessments	629,768	629,768	630,293	
4608 Finance charges				
4619 Income Other Miscellaneous				
4618 Late Fees				
4627 Prior Year Surplus				
	<hr/> 629,768	<hr/> 629,768	<hr/> 630,293	
<u>Administrative Expenses</u>				
5866 Licenses/taxes	650	650	650	3%
5861 Accounting Outside Service	6,508	6,508	6,703	3% per vendor
Fees to the Division	328	328	328	actual
TOTAL ADMINISTRATIVE EXPENSES	<hr/> 7,486	<hr/> 7,486	<hr/> 7,681	
<u>Insurance Expenses</u>				
5801 Insurance - general	156,951	116,760	138,206	48% -5%= 37% inc per agent
5803 Insurance - flood	23,205	24,187	27,137	48% -5%= 37% inc per agent
TOTAL INSURANCE EXPENSES	<hr/> 180,156	<hr/> 140,947	<hr/> 165,343	
<u>Maintenance Expenses</u>				
5824 Grounds - replace/upkeep	4,950	4,950	4,950	same as 2025
5825 Irrigation	1,526	1,526	1,571	3% inc over 2025
5829 Pool/spa repair & supply	11,820	10,800	11,820	same as 2025
5831 R&M - buildings	12,000	32,000	12,000	includes dryer vent cleaning
5833 Maintenance supplies	400	400	400	same as 2025
5834 Landscape contract	19,929	19,929	20,526	3% per contractor
5835 Mulch/Tree trimming	500	500	8500	last mulched in 2024
5847 Maint Payroll/Tax/Benefits	145,750	145,750	155,303	5% as agreed by Pres
5853 Mtce uniforms	315	315	315	same
TOTAL MAINTENANCE EXPENSES	<hr/> 197,190	<hr/> 216,170	<hr/> 215,385	
<u>Utilities</u>				
5805 Utilities - cable TV	104,465	104,465	93,883	new bulk contract signed
5807 Utilities - electric	2,556	2,556	2,632	3% inc for 2026
5811 Utilities - sewer	26,861	26,861	27,578	2.67% inc for 2026
5813 Utilities - trash	10,332	10,332	10,848	5% per vendor
5815 Utilities - water	20,841	20,841	21,397	2.67% inc for 2026
TOTAL UTILITIES	<hr/> 165,055	<hr/> 165,055	<hr/> 156,338	
<u>Other Expenses</u>				
5884 Property Appraisal	1,500	1,500	0	completed in 2025
5877 Insurance loan interest and fees	0	0	0	
5879 Administrative fee - 401(K)	0	0	0	
5889 Bank Charges	231	231	231	same as 2025
8500 Monthly reserve transfer	77,000	77,000	84,165	
5887 Contingency	0	0	0	0
5888 Incentives	1,150	1,150	1,150	same as 2025
TOTAL OTHER EXPENSES	<hr/> 79,881	<hr/> 79,881	<hr/> 85,546	
TOTAL EXPENSES	<hr/> <hr/> 629,768	<hr/> <hr/> 609,539	<hr/> <hr/> 630,293	
Surplus/Deficit	0	20,229	0	

The budget is an estimate of future costs based on facts at the time of preparation. Changing economic conditions may impact the 2025 final expenses and 2026 Budget

VILLAGE DEL LAGO

Approved Reserve Funding for 2026

	Projected Ending Balance 12/31/25	Current replacement cost	Balance left to be Funded	Est useful life Remaining	Annual Replacement Annual Funding
Building and Paint Fund paint 15000x10=150000 wood siding, trim and concrete= 130000	\$164,756	\$280,000	\$115,244	3	
Roof Replacement Fund 10 roofs x 44000=44000	\$316,239	\$440,000	\$123,761	10	
Total	\$480,995				
Total Annual Funding					\$84,165
	52%	\$7,014 per month			
	48%	\$3,642.94 Monthly to Building & Paint			
		\$3,370.11 Monthly to Roof Replacement			

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

Dear Owners,

At the OGPOA annual meeting held on December 5th, 2025, the OGPOA Board of Directors approved the budget for 2026 by a majority of the Directors.

The 2026 Annual Assessment per home shall be:

\$1940.00

***and will be PAYABLE IN TWO PAYMENTS
of \$970 due on January 1st and July 1st, 2026***

Payments should be made payable to OGPOA

Please note that all standard late fees and interest will apply to outstanding balances on February 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 \$970.00 will be automatically deducted on or about January 5th, 2026, and the second payment will be automatically deducted on or about July 5th, 2026.

If you would like to enroll in the ACH program and enjoy the simplicity of having your payments automatically deducted, please contact Julie at jmyers@ogstaug.com for an enrollment form before December 26, 2025.

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**

2026 OGPOA Approved Operating Budget

	2025 Approved	2025 Projected	2026 Approved	2025 Assmt	2026 Assmt
Income Accounts					
4600 Maintenance assessments - Lots /Homes	41,300	41,342	39,173		
4601 Maintenance Assessments	768,104	768,104	850,989	1,750	1,940
4608 Finance Charges	500	0	500		
4609 Clubhouse Rent	700	2,000	700		
4615 Garage Assessment	40,000	26,044	23,664		
4616 Processing Fees Revenue	7,500	4,500	7,500		
4660 Lease Approval Fee	21,000	23,328	21,000		
4702 OGP Community Service Fee	165,000	165,000	167,000		
4703 OGP Office Rent	20,200	20,200	20,800		
4705 OGP Housekeeping Rent	11,400	11,400	11,700		
4717 OGP Sales Contribution	48,900	48,000	28,000		
4623 Spec Teams Credit	320,200	288,283	339,664		
4899 Bank Interest Income	12,000	7,838	7,000		
Contingency (TBD)					
TOTAL ANNUAL INCOME	1,456,804	1,406,039	1,517,690		

EXPENSE ACCOUNTS

ADMINISTRATIVE EXPENSES

5873 Outside acct services	6,900	7,168	7,107
5862 Communication&Website	2,400	2,682	3,000
5863 Mgmt. Hiring Expense	700	1,000	600
5864 Legal Fees	6,400	3,700	6,000
5865 Membership fees, educ	1,000	2,907	1,000
5866 Licenses/taxes/fees	1,000	125	1,000
5867 Postage expense	6,400	1,606	6,500
5868 Office Supplies	3,600	2,740	3,000
5869 Copier/computer	24,000	21,300	24,000
5870 Telephone	1,700	674	1,400
5889 Bank Charges	1,400	1,262	1,400
5992 Employee incentive plan	22,400	22,400	23,500
5850 Administrative Payroll	49,000	50,690	53,307
5880 ADP Payroll Processing fees		15,000	2,835
	126,900	133,254	134,649

COMMUNITY SERVICE

5876 Amenity services	3,600	3,500	3,500
5887 Exercise facility maintenance	3,000	4,679	3,000
5996 Comm Serv expenses	6,600	6,200	5,000
5997 Comm Serv supplies	500	160	500
5993 Comm Serv payroll	305,000	305,000	320,806
	318,700	319,539	332,806

INSURANCE EXPENSES

5801 Insurance-general	86,803	90,921	105,468
5803 Insurance-flood	5,113	5,130	5,314
	91,916	96,051	110,782

MAINTENANCE EXPENSES

5820 Tools/equip	3,200	4,000	3,000
5821 Dunes Cleanout		12,622	8,500
5823 Termite Service	900	466	900
5824 Grounds/Landscaping	5,200	6,097	5,200
5825 Irrigation	2,500	2,500	2,500
5826 Palms/shrub Trim	86,000	95,700	95,500
5827 Lawn/shrub Fert.deBug	23,000	25,606	23,861
5828 Pest Ctrl/Bldg exterminate	19,000	18,624	17,500
5829 Pool/Spa repair&supplies	20,200	20,339	18,600
5830 Ponds-Algae Control	2,700	2,412	2,700
5832 Golf cart supplies&repairs	5,500	7,000	5,500
5833 Maintenance supplies	500	30	500
5834 Landscape contract	22,700	21,935	23,381
5836 Mulch	9,200	4,600	9,200
5837 Vehicle expense	2,300	766	2,000
5875 Maintenance facilities	25,500	30,000	20,000
5853 Maintenance uniforms	600	2,090	500
5847 Maint. Payroll	117,288	127,000	107,214
5844 ST Payroll expense Maintenance	320,200	320,000	339,664
	666,488	701,787	686,220

UTILITIES

5805 Utilities-Cable TV	25,500	24,843	23,300
5807 Utilities-Electric	35,200	33,000	34,000
5809 Utilities-Heat pool/spa	12,700	12,000	11,000
5811 Utilities-sewer	5,700	5,103	6,000
5812 Homes-Utilities Sewer	5,500	5,146	5,646
5813 Utilities-Trash	10,500	10,826	11,000
5814 Homes-Utilities water	4,300	4,062	4,300
5815 Utilities-Water	4,400	3,946	4,517
	103,800	98,926	99,763

RESERVES

8500 Monthly reserve transfers	149,000	149,000	153,470
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TOTAL ANNUAL EXPENSE

1,456,804	1,498,557	1,517,690
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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	Jack Osgard	VLP 86
VP	Jonathan Knowles	VLP 37
Treasurer	Venessa Wood	VLP 13
Secretary	Marcia Johnston	VLP 65
Director	Bill Kotzum	VLP 11
Director		
Director		

OGPOA		
President	Ray Belz	CRV 106
VP	Kathleen Wiles	VDL 65
Secretary	Carolyn Harbourt	AGN 310
Treasurer	Sam Price	101 VDP Way
Director	Brandi Noegel	PAC 310
Director	Carlton Allen	117 VLP Lane
Director	Phil Bornor	VLP 65

2024-2026 term

2026-2028 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		
Director		
Director		

OGP, Inc.		
President	Bill Loughead	PRV 308
Treasurer	Ken Reali	Org
Secretary	Candi Cook	PRV 307
Director	Fran Seawright	105 VDP Way
Director	Vickie Bonanno	VDP 11
Director	Bernie McCloskey	VDL 11

2023-2025 term

2024-2026 term

VILLAGE DEL PRADO		
President	Sandy Capuano	VDP 91
VP	Carol McGee	VDP 93
Treasurer	Steve Munzos	VDP 84
Secretary	Rose Carcich	VDP 36
Director	Harry Norton	VDP 25
Director	Diana Melton	VDP 65
Director	Harris Boyd	VDP 24

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	John Bass	PRV 313
Secretary	Candie Cook	PRV 307
Director	JD Piro	PRV 312
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

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