

Villa Nova Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Operating Assessments	274,016	314,997
5011 · Reserve Assessments	75,183	75,001
5020 · Special Assessment Income	0	0
5045 · Late Fees	0	0
5050 · Operating Interest	0	0
5052 · Reserve Interest	0	0
TOTAL INCOME	349,199	389,998
EXPENSE		
ADMINISTRATIVE		
7810 · Insurance - Property	176,000	215,144
7820 · Legal/Professional	3,000	3,000
7825 · Accounting Services	300	300
7830 · Division Fees	200	200
7835 · State Corp Filing Fee	86	148
7836 · Licenses & Fees	275	275
7840 · Income Tax	0	0
7870 · Management Fee	12,036	12,600
7880 · Office Supplies, Postage, etc.	1,500	3,000
7885 · Annual Fire Inspection	300	300
TOTAL ADMINISTRATIVE	193,697	234,967
GROUNDS		
7110 · Grounds Contract	29,952	29,820
7113 · Tree Trimming	1,000	2,200
7115 · Lawn & Ground Supplies	1,000	700
7150 · Irrigation Supplies/Repairs	1,500	1,500
TOTAL GROUNDS	33,452	34,220
BUILDING MAINTENANCE		
7210 · Repairs & Maintenance	9,307	6,020
7220 · Pest Control	2,600	3,000
TOTAL BUILDING MAINTENANCE	11,907	9,020
SWIMMING POOL		
7310 · Pool Contract	3,600	4,200
7320 · Pool Supplies/Repairs	500	1,300
TOTAL SWIMMING POOL	4,100	5,500
UTILITIES		
7510 · Water/Sewer	834	846
7520 · Electric	4,603	4,807
7530 · Cable TV	25,423	25,637
TOTAL UTILITIES	30,860	31,290
RESERVE/OTHER		
7995 · Reserve Allocation Transfer	75,183	75,001
7996 · Reserve Interest Transfer	0	0
TOTAL RESERVE/OTHER	75,183	75,001
TOTAL EXPENSES	349,199	389,998

MONTHLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 456.69	\$ 525.00
RESERVES	\$ 125.31	\$ 125.00
TOTAL	\$ 582.00	\$ 650.00

Total Units 50
Times Paid Per Year 12

Villa Nova Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2025
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
3610	Paint	9	6	110,000	13,043	13,851	0	0	26,894	83,106	13,851	23.08
3630	Roads	15	11	110,000	33,530	6,372	0	0	39,902	70,098	6,373	10.62
3640	Plumbing	30	12	340,000	93,777	18,941	0	0	112,717	227,283	18,940	31.57
3650	Roofs	10	5	225,000	20,767	34,040	0	0	54,807	170,193	34,039	56.73
3660	Deferred Maintenance	10	7	20,000	1,139	1,980	0	4,300	7,419	12,581	1,797	3.00
3670	Legal/Document changes	5	1	10,000	10,000	0	0	0	10,000	0	0	0.00
3880	Pool	15	1	15,000	14,999	0	0	0	14,999	1	1	0.00
3590	Interest				4,300	3,932	0	-4,300	3,932	0	0	0.00
				830,000	191,556	79,115	0	0	270,671	563,261	75,001	125.00

Note 1: Silicone Roof coating completed on Bldgs 1 & 2 in May 2023 at a total cost of \$22,516.93

Note 2: Reallocate interest into Deferred Maintenance as useable funds Annually

Note 3:

Note 4: