

Venezia Estates Property Owners Master Association, Inc.

2023 APPROVED OPERATING BUDGET

For the period of 1/1/2023- 12/31/2023

	2022 Approved Budget	2022 Estimated Year-End	2023 Approved Budget
INCOME			
MAINTENANCE ASSESSMENT INCOME	\$ 56,174.60	\$ 56,174.60	\$ 70,200.00
SPECIAL ASSESSMENT INCOME	\$ -	\$ 37,500	\$ -
OWNER FINANCE CHARGES	\$ -	\$ 40	\$ -
GATE CLICKER INCOME	\$ -	\$ 555	\$ -
CONTRIBUTION INCOME	\$ -	\$ 25,524	\$ -
TOTAL INCOME	\$ 56,174.60	\$ 119,793.60	\$ 70,200.00

ADMINISTRATIVE EXP.			
7100 MANAGEMENT FEES	\$ 10,200.00	\$ 10,200.00	\$ 10,914.00
7150 LEGAL FEES	\$ 1,000.00	\$ 4,430.00	\$ 1,500.00
7200 ACCOUNTING FEES	\$ 330.00	\$ 330.00	\$ 345.00
7250 INSURANCE	\$ 2,283.60	\$ 2,281.00	\$ 2,400.00
7400 COPIES/POSTAGE/ADMIN FEES	\$ 475.00	\$ 801.33	\$ 500.00
7450 CORPORATE FEES	\$ 62.00	\$ 123.00	\$ 62.00
TOTAL ADMIN. EXPENSES	\$ 14,350.60	\$ 18,165.33	\$ 15,721.00

LANDSCAPE & GROUNDS EXPENSES			
8850 LAWN CARE	\$ 21,000.00	\$ 21,000.00	\$ 21,600.00
8855 LAKE MAINTENANCE	\$ 1,440.00	\$ 1,440.00	\$ 1,440.00
FOUNTAIN MAINTENANCE	\$ -	\$ -	\$ 500.00
8900 MULCH	\$ 2,000.00	\$ 4,270.00	\$ 4,000.00
8950 GATE MAINTENANCE/REPAIRS	\$ 3,000.00	\$ 1,984.00	\$ 2,500.00
7650 REPAIRS & MAINT/CONTRACT LABOR	\$ 750.00	\$ 3,220.68	\$ 1,000.00
9000 LANDSCAPE REPLACEMENT	\$ 1,000.00	\$ 2,905.00	\$ 1,500.00
8860 TREE TRIMMING	\$ 2,000.00	\$ -	\$ 1,500.00
8960 SPRINKLER MAINTENANCE	\$ 3,250.00	\$ 1,036.48	\$ 2,500.00
TOTAL OPERATING EXP.	\$ 34,440.00	\$ 35,856.16	\$ 36,540.00

OTHER EXPENSES			
9550 CONTINGENCY	\$ 500.00	\$ -	\$ 2,250.00
TOTAL OTHER EXPENSES	\$ 500.00	\$ -	\$ 2,250.00

UTILITIES EXPENSES			
8710 ELECTRIC - STREETLIGHTS	\$ 4,205.00	\$ 5,050.67	\$ 8,356.00
8700 ELECTRIC - GATES/IRRIGATION PUMP	\$ 175.00	\$ 284.00	\$ 305.00
8750 PHONE, ENTRANCE GATE	\$ 504.00	\$ 527.40	\$ 528.00
TOTAL UTILITIES EXP.	\$ 4,884.00	\$ 5,862.07	\$ 9,189.00

RESERVES			
RESERVES	\$ 2,000.00	\$ 2,000.00	\$ 6,500.00
TOTAL RESERVES	\$ 2,000.00	\$ 2,000.00	\$ 6,500.00

TOTAL ALL EXPENSES	\$ 56,174.60	\$ 61,883.56	\$ 70,200.00
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2022 QUARTERLY MAINTENANCE FEE	\$ 360
2023 QUARTERLY MAINTENANCE FEE	\$ 450