

Village By The Bay Condominium Association, Inc.
 Approved Budget for the Period
 January 1, 2025 through December 31, 2025

Judi Berner
 JUDI BERNER
 TREASURER
 12.3.2024

Description	2024 Approved full reserves	2025 Approved full reserves
Revenue		
Residential Maintenance Assessments	3,463,534	3,695,663
Reserve Transfer	464,549	590,807
ABB Incentive Contract		0
Cable Income	316,500	335,175
Special Assessment Fees	0	0
Violations Fees	2,000	2,000
Screening Fees	5,000	7,000
Gate Key card (barcodes)	4,000	5,000
Key Fob Income	4,000	3,000
Late Fee Income	10,000	10,000
Returned Check Income	0	0
Club House Fee	1,500	2,000
Pet Registration	500	700
Late Fee Interest	12,000	12,000
Reserve Interest	5,000	5,000
Storage Income	23,100	23,000
Parking Income	1,500	21,600
Parking Space Rental	300	1,200
Miscellaneous Income	500	0
Prior Year deficit/ Surplus		0
Total Revenue	4,313,983	4,714,145
Expenses:		
Management fees		
Labor		
Administrative Staff	173,578	194,574
Health Benefits	31,344	34,320
Maintenance Staff	140,616	155,833
Total Management Labor	345,538	384,727
Insurance		
Insurance	1,495,488	1,618,841
Total Insurance	1,495,488	1,618,841
Administrative Expenses		
Printing, Postage, Mailings	3,000	3,000
Office Supplies	7,000	15,000
Office Equipment	6,000	6,000
Bank Charges	1,000	1,000
Accounting Fees (audit)	6,500	6,500
Social Events	2,000	5,000
Professional Fees	35,000	12,500
Legal Fees	20,000	22,000
Inspection Fees	5,000	5,000
Bonus	7,000	7,000
License, Taxes, Fees, Permits	8,000	8,000
Annual Condo Fees	1,750	1,750
Administrative Collection Fee	0	0
Claims & damages	12,000	12,000
Total Administrative Expenses	114,250	104,750
Contract Services		
Cable and internet bulk /CA	316,500	340,000

Village By The Bay Condominium Association, Inc.
 Approved Budget for the Period
 January 1, 2025 through December 31, 2025

Jodi Berne

Description	2024 Approved full reserves	2025 Approved full reserves
Pool/Spa Maintenance	10,800	10,800
Fire Alarm Monitoring	9,823	9,823
Elevator Maintenance	7,563	13,440
Lift Station	2,300	2,484
Compactor Lease WM	9,300	9,408
Landscape Maintenance	116,880	127,764
Trash Roll-off Service WM	54,000	59,897
Alarm Services	1,200	1,300
Trash Chute Cleaning	5,451	5,504
Pest Control	22,406	23,404
Trash Removal	50,000	55,946
Management Services	37,200	38,100
Janitorial Services	220,620	227,239
Security Services	360,000	377,200
Total Contract Services	1,224,043	1,302,309
Supplies and Repairs		
Tree Trimming	30,000	30,000
Irrigation Repairs & Supplies	3,600	3,600
Electrical Supplies & Repairs	10,000	15,000
Security Cameras	0	1,000
R&M Equipment	7,500	9,500
Maintenance Supplies	10,000	15,000
Custodial Supplies	10,000	12,000
Fitness Equipment Repairs	7,000	7,000
Pool/Spa Supplies & Repairs	6,000	8,000
General Repairs & Maintenance	50,000	50,000
Termite treatment	10,000	5,000
R&M Entry System	5,000	15,000
R&M Fire Alarm	12,000	8,000
R& M Fire Alarm/ Sprklr Insp & Repair	67,000	25,000
R&M Fire Sprinkler	15,000	15,000
Hurricane Prep Clean-up	5,000	5,000
Fire Extinguisher Annual Inspection	2,500	2,500
Contingency	30,000	25,000
Total Supplies & Repair	280,600	251,600

Village By The Bay Condominium Association, Inc.
Approved Budget for the Period
January 1, 2025 through December 31, 2025

Jodi Berner

Description	2024 Approved full reserves	2025 Approved full reserves
Utilities		
Electricity	70,000	72,800
Telephones	8,311	8,311
Water/Sewer	311,205	380,000
Total Utilities	389,516	461,111
Total Expenses without Reserves	3,849,434	4,123,338
Reserves		
Pooled Reserves	464,549	590,807
Structural SIRS		
Total Reserves	464,549	590,807
Total Expenses with Reserves	4,313,983	4,714,145
Net Income/(Loss)	0	0

Village By The Bay Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2025 through December 31, 2025

GL	Description	2024 Approved- full reserves	2025 Approved- full reserves
	Revenue		
400100	Residential Maintenance Assessments	3,463,534	3,695,663
400125	Reserve Transfer	464,549	590,807
400151	ABB Incentive Contract		0
420150	Cable Income	316,500	335,175
400100	Special Assessment Fees	0	0
400200	Violations Fees	2,000	2,000
400300	Screening Fees	5,000	7,000
400305	Gate Key card (barcodes)	4,000	5,000
400306	Key Fob Income	4,000	3,000
400400	Late Fee Income	10,000	10,000
400195	Returned Check Income	0	0
400500	Club House Fee	1,500	2,000
400710	Pet Registration	500	700
401110	LateFee Interest	12,000	12,000
401111	Reserve Interest	5,000	5,000
420165	Storage Income	23,100	23,000
420195	Parking Income	1,500	21,600
420196	Parking Space Rental	300	1,200
420900	Miscellaneous Income	500	0
	Prior Year deficit/ Surplus		0
	Total Revenue	4,313,983	4,714,145
	Expenses:		
	Management fees		
	Labor		
555100	Administrative Staff	173,578	194,574
555125	Health Benefits	31,344	34,320
702013	Maintenance Staff	140,616	155,833
	Total Management Labor	345,538	384,727
	Insurance		
510100	Insurance	1,495,488	1,618,841
	Total Insurance	1,495,488	1,618,841
	Administrative Expenses		
520110	Printing, Postage, Mailings	3,000	3,000
520120	Office Supplies	7,000	15,000
520123	Office Equipment	6,000	6,000
520122	Bank Charges	1,000	1,000
530100	Accounting Fees (audit)	6,500	6,500
530112	Social Events	2,000	5,000
530115	Professional Fees	35,000	12,500
530116	Legal Fees	20,000	22,000
530925	Inspection Fees	5,000	5,000
540102	Bonus	7,000	7,000
540110	License, Taxes , Fees, Permits	8,000	8,000
540145	Annual Condo Fees	1,750	1,750
	Administrative Collection Fee	0	0
510300	Claims & damages	12,000	12,000
	Total Administrative Expenses	114,250	104,750
	Contract Services		
705050	Cable and internet bulk /CA	316,500	340,000

Village By The Bay Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2025 through December 31, 2025

GL	Description	2024 Approved- full reserves	2025 Approved- full reserves
712500	Pool/Spa Maintenance	10,800	10,800
706035	Fire Alarm Monitoring	9,823	9,823
702030	Elevator Maintenance	7,563	13,440
702043	Lift Station	2,300	2,484
702097	Compactor Lease WM	9,300	9,408
700100	Landscape Maintenance	116,880	127,764
702082	Trash Roll-off Service WM	54,000	59,897
706030	Alarm Services	1,200	1,300
702092	Trash Chute Cleaning	5,451	5,504
702170	Pest Control	22,406	23,404
705060	Trash Removal	50,000	55,946
600000	Management Services	37,200	38,100
702009	Janitorial Services	220,620	227,239
704100	Security Services	360,000	377,200
	Total Contract Services	1,224,043	1,302,309
	Supplies and Repairs		
700200	Tree Trimming	30,000	30,000
701021	Irrigation Repairs & Supplies	3,600	3,600
702091	Electrical Supplies & Repairs	10,000	15,000
702016	Security Cameras	0	1,000
702065	R&M Equipment	7,500	9,500
702061	Maintenance Supplies	10,000	15,000
702014	Custodial Supplies	10,000	12,000
702068	Fitness Equipment Repairs	7,000	7,000
712550	Pool/Spa Supplies & Repairs	6,000	8,000
702000	General Repairs & Maintenance	50,000	50,000
702161	Termite treatment	10,000	5,000
704240	R&M Entry System	5,000	15,000
706031	R&M Fire Alarm	12,000	8,000
702201	R & M Fire Alarm/ Sprklr Insp & Repair	67,000	25,000
706020	R&M Fire Sprinkler	15,000	15,000
707030	Hurricane Prep Clean-up	5,000	5,000
706036	Fire Extinguisher Annual Inspection	2,500	2,500
702008	Contingency	30,000	25,000
	Total Supplies & Repair	280,600	251,600

Village By The Bay Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2025 through December 31, 2025

GL	Description	2024 Approved- full reserves	2025 Approved- full reserves
	Utilities		
705010	Electricity	70,000	72,800
705070	Telephones	8,311	8,311
705030	Water/Sewer	311,205	380,000
	Total Utilities	389,516	461,111
	Total Expenses without Reserves	3,849,434	4,123,338
	Reserves		
900100	Pooled Reserves	464,549	590,807
	Structural SIRS		
	Total Reserves	464,549	590,807
	Total Expenses with Reserves	4,313,983	4,714,145
	Net Income/(Loss)	0	0

Village By The Bay Condominium Association, Inc.
Estimated Reserve Schedule
January 1, 2025 - December 31, 2025

No.	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Expenses	Earned Interest	Ending Year Balance
4	2015	1,763,737	439,616	3.00%	129,168	10,371	2,084,556
5	2016	2,084,556	452,804	3.00%	5370	25,320	2,557,310
6	2017	2,557,310	466,389	3.00%	101496	58,444	2,980,647
7	2018	2,980,647	480,380	3.00%	44080	102,508	3,519,455
8	2019	3,519,455	494,792	3.00%	433206	107,431	3,688,472
9	2020	3,688,472	509,635	3.00%	360596	115,125	3,952,637
10	2021	3,952,637	524,924	3.00%	1339948	94,128	3,231,742
11	2022	3,231,742	579,600	3.00%	29428	112,290	3,855,276
12	2023	3,855,276	579,600	3.00%	974732	103,123	3,540,559
13	2024	3,540,559	464,549	3.00%	246420	116,032	3,983,771
14	2025	3,983,771	590,807	3.00%	1965352	78,277	2,687,503
15	2026	2,687,503	608,531	3.00%	28966	98,012	3,365,080
16	2027	3,365,080	626,787	3.00%	666494	98,861	3,394,235
17	2028	3,394,235	645,591	3.00%	547061	104,783	3,597,547
18	2029	3,597,547	664,959	3.00%	614628	109,436	3,757,314
19	2030	3,757,314	684,907	3.00%	48387	131,815	4,525,650
20	2031	4,525,650	705,455	3.00%	142708	152,652	5,241,048
21	2032	5,241,048	726,618	3.00%	29379	178,149	6,116,436
22	2033	6,116,436	748,417	3.00%	678216	185,599	6,372,236
23	2034	6,372,236	770,869	3.00%	337937	204,155	7,009,324
24	2035	7,009,324	793,995	3.00%	7319199	14,524	498,644
25	2036	498,644	817,815	3.00%	22446	38,820	1,332,833
26	2037	1,332,833	842,350	3.00%	143239	60,958	2,092,902
27	2038	2,092,902	867,620	3.00%	42837	87,531	3,005,216
28	2039	3,005,216	893,649	3.00%	142992	112,676	3,868,549
29	2040	3,868,549	920,458	3.00%	349794	133,176	4,572,390
30	2041	4,572,390	948,072	3.00%	4889666	18,924	649,720
31	2042	649,720	976,514	3.00%	888704	22,126	759,656
32	2043	759,656	1,005,810	3.00%	39780	51,771	1,777,456
33	2044	1,777,456	1,035,984	3.00%	1362494	43,528	1,494,474
Grand Total			\$20,914,914		\$23,964,723	\$2,770,646	

Village By The Bay Condominium Association, Inc.
Approved Fee Schedule for the Period
January 1, 2025 through December 31, 2025

374		Budget				
		(With 100% Reserves)				
		Annual	Cable	TOTAL		
		\$ 4,286,470.03	\$ 335,175.00	\$ 4,621,645.03		
Unit Type	Unit(s)	Reserve Amount	590,807.14	Cable Monthly Fee		Annual Fee
		% of Total Sq. Ft.	By unit	By unit	Monthly w/ full Reserves	By unit
0014-J	15	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0014-I	1	0.3309%	\$ 1,181.99	\$ 74.68	\$ 1,256.68	\$ 15,080.12
0014-H	8	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0014-F	4	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0014-D	8	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0014-B	14	0.2264%	\$ 808.71	\$ 74.68	\$ 883.40	\$ 10,600.76
0013-J	12	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0013-I	4	0.3309%	\$ 1,181.99	\$ 74.68	\$ 1,256.68	\$ 15,080.12
0013-H	8	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0013-F	4	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0013-D	8	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0013-B	14	0.2264%	\$ 808.71	\$ 74.68	\$ 883.40	\$ 10,600.76
0012-J	20	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0012-H	20	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0012-F	10	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0012-D	10	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0012-B	28	0.2264%	\$ 808.71	\$ 74.68	\$ 883.40	\$ 10,600.76
0011-H	6	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0011-F	5	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0011-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0011-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0011-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0010-F	6	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0010-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0010-D	6	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0010-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0010-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0009-F	6	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0009-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0009-D	6	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0009-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0009-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0008-F	6	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0008-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0008-D	6	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0008-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0008-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0007-F	6	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0007-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0007-D	6	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0007-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0007-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82

0006-H	6	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0006-F	5	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0006-A	6	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0005-H	6	0.2923%	\$ 1,044.11	\$ 74.68	\$ 1,118.80	\$ 13,425.54
0005-F	5	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0005-A	6	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0004-F	6	0.2705%	\$ 966.24	\$ 74.68	\$ 1,040.92	\$ 12,491.09
0004-E	2	0.2592%	\$ 925.88	\$ 74.68	\$ 1,000.56	\$ 12,006.72
0004-D	6	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0004-C	2	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0004-A	2	0.2156%	\$ 770.14	\$ 74.68	\$ 844.82	\$ 10,137.82
0003-J	6	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0003-G	2	0.2719%	\$ 971.24	\$ 74.68	\$ 1,045.93	\$ 12,551.10
0003-D	3	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0003-C	4	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0002-J	6	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0002-G	2	0.2719%	\$ 971.24	\$ 74.68	\$ 1,045.93	\$ 12,551.10
0002-D	3	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0002-C	4	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
0001-J	6	0.3310%	\$ 1,182.35	\$ 74.68	\$ 1,257.03	\$ 15,084.41
0001-G	2	0.2719%	\$ 971.24	\$ 74.68	\$ 1,045.93	\$ 12,551.10
0001-D	3	0.2438%	\$ 870.87	\$ 74.68	\$ 945.55	\$ 11,346.60
0001-C	4	0.2318%	\$ 828.00	\$ 74.68	\$ 902.69	\$ 10,832.23
			16.92%	\$ 60,439.23	\$ 4,854.36	\$ 65,293.59
						\$783,523.07