

**Villa Riviera Club, Inc.**  
**December 1, 2022 - December 31, 2023 Approved Budget**

**Prepared  
11/22/2022**

|                               | Dec 2021 -<br>Nov 2022<br>Budget | Dec 2021 -<br>September<br>2022<br>Actual | Oct 2022-<br>Nov 2022<br>Estimate | Dec 2021 -<br>Nov 2022<br>Total<br>Actual &<br>Estimate | Over<br>(Under)    | December<br>2022<br>Proposed<br>Budget<br>One Month | Jan 2023 -<br>Dec 2023<br>Proposed<br>Budget<br>12 Months | Total<br>Dec 2022-<br>Dec 2023<br>Proposed<br>Budget<br>13 Months | Dec 2022 -<br>Dec 2023<br>Proposed<br>Monthly | 2022 -<br>Dec<br>2023<br>Monthly<br>Per Unit |
|-------------------------------|----------------------------------|---|-----------------------------------|---|--------------------|---|---|---|---|--|
| <b><u>Revenue</u></b>         |                                  |   |                                   |   |                    |   |   |   |   |  |
| Maintenance Fees              | \$ 211,348.48                    | \$ 208,722.90                             | \$ 2,625.58                       | \$ 211,348.48   | \$ 0.00            | \$ 19,477.08  | 233,724.96  | \$ 253,202.04   | \$ 19,477.08                                  | \$ 695.61                                    |
| Reserves                      | 23,852.50                        | 19,877.10                                 | 3,975.40                          | 23,852.50   | 0.00               | 1,971.04  | 23,652.50   | 25,623.54   | 1,971.04                                      | 70.39  |
| Laundry                       | 3,000.00                         | 6,365.21                                  | 0.00                              | 6,365.21  | 3,365.21           | 500.00  | 6,000.00  | 6,500.00  | 500.00  | 53.57  |
| <b>Total Revenue</b>          | <b>\$ 238,200.98</b>             | <b>\$ 234,965.21</b>                      | <b>\$ 6,600.98</b>                | <b>\$ 241,566.19</b>                                    | <b>\$ 3,365.21</b> | <b>\$ 21,948.12</b>                                 | <b>263,377.46</b>   | <b>\$ 285,325.58</b>  | <b>\$ 21,948.12</b>                           | <b>\$ 819.58</b>                             |
| <b><u>Expenditures</u></b>    |                                  |   |                                   |   |                    |   |   |   |   |  |
| Accounting                    | \$ 1,200.00                      | \$ 1,800.00                               | \$ 600.00                         | \$ 2,400.00   | \$ 1,200.00        | \$ 250.00   | 3,000.00  | \$ 3,250.00   | \$ 250.00                                     | \$ 8.93                                      |
| Cable                         | 40,000.00                        | 21,356.31                                 | 3,896.74                          | 25,253.05   | (14,746.95)        | 2,083.33  | 25,000.00   | 27,083.33   | 2,083.33                                      | 74.40  |
| Division Fees                 | 0.00                             | 116.00                                    | 0.00                              | 116.00  | 116.00             | 9.67  | 116.00  | 125.67  | 9.67  | 0.35   |
| Electric                      | 12,250.00                        | 10,712.96                                 | 1,100.00                          | 11,812.96   | (437.04)           | 1,000.00  | 12,000.00   | 13,000.00   | 1,000.00                                      | 35.71  |
| Income/Real Estate Taxes      | 3,000.00                         | 0.00                                      | 3,100.00                          | 3,100.00  | 100.00             | 258.33  | 3,100.00  | 3,358.33  | 258.33  | 9.23   |
| Insurance                     |                                  |   |                                   |   |                    |   |   |   |   | 0.00   |
| Flood                         | 22,000.00                        | 12,751.00                                 | 0.00                              | 12,751.00   | (9,249.00)         | 1,250.00  | 15,000.00   | 16,250.00   | 1,250.00                                      | 44.64  |
| Liability/Property/Wind       | 74,000.00                        | 59,099.45                                 | 20,980.89                         | 80,080.34   | 6,080.34           | 8,168.42  | 98,021.00   | 106,189.42  | 8,168.42                                      | 291.73                                       |
| Workers Compensation          | 800.00                           | 800.00                                    | 0.00                              | 800.00  | 0.00               | 48.75   | 585.00  | 633.75  | 48.75   | 1.74   |
| Lawn Maintenance              | 3,500.00                         | 2,460.00                                  | 720.00                            | 3,180.00  | (320.00)           | 291.67  | 3,500.00  | 3,791.67  | 291.67  | 10.42  |
| Legal                         | 600.00                           | 1,555.49                                  | 0.00                              | 1,555.49  | 955.49             | 125.00  | 1,500.00  | 1,625.00  | 125.00  | 4.46   |
| Manager's Storage Unit        | 3,000.00                         | 3,542.81                                  | 0.00                              | 3,542.81  | 542.81             | 0.00  | 0.00  | 0.00  | 0.00  | 0.00   |
| Manager's Automobile          | 2,500.00                         | 2,400.00                                  | 0.00                              | 2,400.00  | (100.00)           | 200.00  | 2,400.00  | 2,600.00  | 200.00  | 7.14   |
| Office Expense                | 1,000.00                         | 403.44                                    | 150.00                            | 553.44  | (446.56)           | 45.83   | 550.00  | 595.83  | 45.83   | 1.64   |
| Palm Tree Trimming            | 1,000.00                         | 1,300.00                                  | 0.00                              | 1,300.00  | 300.00             | 125.00  | 1,500.00  | 1,625.00  | 125.00  | 4.46   |
| Payroll Taxes                 | 1,200.00                         | 1,189.22                                  | 350.00                            | 1,539.22  | 339.22             | 100.00  | 1,200.00  | 1,300.00  | 100.00  | 3.57   |
| Permits and Fees              | 800.00                           | 457.35                                    | 0.00                              | 457.35  | (342.65)           | 41.67   | 500.00  | 541.67  | 41.67   | 1.49   |
| Pest Control                  | 2,300.00                         | 1,605.00                                  | 489.00                            | 2,094.00  | (206.00)           | 191.67  | 2,300.00  | 2,491.67  | 191.67  | 6.85   |
| Pool Equipment Repairs        | 1,000.00                         | 1,596.61                                  | 100.00                            | 1,696.61  | 696.61             | 166.67  | 2,000.00  | 2,166.67  | 166.67  | 5.95   |
| Pool Maintenance              | 4,500.00                         | 3,325.00                                  | 770.00                            | 4,095.00  | (405.00)           | 385.00  | 4,620.00  | 5,005.00  | 385.00  | 13.75  |
| Repairs and Maintenance       | 10,288.48                        | 14,472.04                                 | 4,000.00                          | 18,472.04   | 8,183.56           | 2,615.69  | 31,388.26   | 34,003.95   | 2,615.69                                      | 93.42  |
| Reserves Expense              | 23,852.50                        | 19,877.10                                 | 3,975.42                          | 23,852.52   | 0.02               | 1,894.77  | 22,737.20   | 24,631.97   | 1,894.77                                      | 67.67  |
| Salary                        | 7,500.00                         | 6,589.92                                  | 1,000.00                          | 7,589.92  | 89.92              | 625.00  | 7,500.00  | 8,125.00  | 625.00  | 22.32  |
| Telephone                     | 2,300.00                         | 1,438.30                                  | 200.00                            | 1,638.30  | (661.70)           | 30.00   | 360.00  | 390.00  | 30.00   | 1.07   |
| Trash Removal                 | 610.00                           | 518.80                                    | 106.88                            | 625.68  | 15.68              | 54.17   | 650.00  | 704.17  | 54.17   | 1.93   |
| Water/Sewer                   | 19,000.00                        | 16,761.36                                 | 3,000.00                          | 19,761.36   | 761.36             | 1,695.83  | 20,350.00   | 22,045.83   | 1,695.83                                      | 60.57  |
| <b>Reserve Study</b>          |                                  |   |                                   |   |                    | <b>208.33</b>                                       | <b>2,500.00</b>   | <b>2,708.33</b>   | <b>208.33</b>                                 | <b>7.44</b>                                  |
| <b>Preliminary Inspection</b> |                                  |   |                                   |   |                    | <b>83.33</b>  | <b>1,000.00</b>   | <b>1,083.33</b>   | <b>83.33</b>                                  | <b>2.98</b>                                  |

|                         |                      |                      |                       |                      |                      |                     |                   |                      |                     |                  |
|-------------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|---------------------|-------------------|----------------------|---------------------|------------------|
| <u>Total Expense</u>    | \$ <u>238,200.98</u> | \$ <u>186,128.16</u> | \$ <u>44,538.93</u>   | \$ <u>230,667.09</u> | \$ <u>(7,533.89)</u> | \$ <u>21,948.12</u> | <u>263,377.46</u> | \$ <u>285,325.58</u> | \$ <u>21,948.12</u> | \$ <u>783.86</u> |
| <u>Current Earnings</u> | \$ <u>0.00</u>       | \$ <u>48,837.05</u>  | \$ <u>(37,937.95)</u> | \$ <u>10,899.10</u>  | \$ <u>10,899.10</u>  | \$ <u>0.00</u>      | <u>0.00</u>       | \$ <u>0.00</u>       | \$ <u>0.00</u>      | \$ <u>35.71</u>  |

THIS REPRESENTS FEES OF \$766.00 PER MONTH. 9.5% INCREASE FROM DEC 2021 - NOV 2022.

INCREASE OF \$66.00 PER MONTH / \$198 PER QUARTER