

**Villages at Ocean Hill Community Association, Inc.**  
**2024 Operating Budget 6% increase**  
**Pools Closed After Labor Day**  
**Updated 08/16/2023**

	<u>2023 YE Forecast</u>	<u>2024 Budget</u>	<u>Variance</u>
<b>Income</b>			
Member Assessments*	\$404,766	\$430,768	\$26,002
Collection Fees	\$2,926	\$0	(\$2,926)
Environmental Committee Fees	\$3,000	\$2,000	(\$1,000)
Fitness Center Fees & Sales	\$60,000	\$55,000	(\$5,000)
Recreational Memberships	\$7,250	\$7,200	(\$50)
Sharky's	\$4,500	\$4,500	\$0
Chair Concession Profits	\$0	\$0	\$0
Interest	\$1,500	\$1,000	(\$500)
<b>Total</b>	<b>\$483,942</b>	<b>\$500,468</b>	<b>\$16,526</b>
<b>Expenses</b>			
Wages & Salaries	\$89,802	\$93,000	\$3,198
Parking Lot Attendant	\$2,200	\$2,300	\$100
Pool Operator	\$16,500	\$16,500	\$0
Accounting Services	\$6,000	\$6,200	\$200
Insurance	\$22,000	\$23,200	\$1,200
Landscaping Repair & Maintenance	\$79,350	\$100,018	\$20,668
Trail Maintenance	\$2,846	\$3,000	\$154
Legal	\$6,000	\$6,000	\$0
Contingency	\$57,000	\$7,000	(\$50,000)
Management Fees	\$103,380	\$105,447	\$2,067
Repairs & Maintenance - General	\$40,000	\$34,000	(\$6,000)
Repairs & Maintenance - Irrigation	\$1,500	\$1,600	\$100
Repairs & Maintenance - Pools	\$5,500	\$5,500	\$0
Supplies - General	\$9,000	\$9,000	\$0
Supplies - Pool	\$6,000	\$6,000	\$0
Taxes & Licenses	\$4,623	\$4,623	\$0
Utilities	\$20,000	\$20,100	\$100
Pest Control	\$500	\$500	\$0
Postage/Mailings	\$2,600	\$2,800	\$200
Community Informantion Packets	\$4,804	\$4,700	(\$104)
Sharky's Supplies	\$3,700	\$3,700	\$0
Website Maintenance Fee	\$2,000	\$2,200	\$200
Miscellaneous Expense	\$2,500	\$2,800	\$300
Trash Rollback Service	\$5,500	\$6,000	\$500
Reserve Study	\$4,600	\$0	(\$4,600)
Cleaning Service	\$3,500	\$5,000	\$1,500
Storm water Drainage Maintenance	\$8,500	\$8,500	\$0
<b>Total</b>	<b>\$509,905</b>	<b>\$479,688</b>	<b>(\$30,217)</b>
<b>Net Income</b>	<b><u>(\$25,963)</u></b>	<b><u>\$20,780</u></b>	
<b>Contingency Fund Contribution</b>	<b>\$0</b>	<b>\$20,780</b>	

**Notes:**

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\*Member Assessments adjusted to reflect 6 % increase  
Basis for 2024 Assessment Forecast:      \$2,269 per Improved Lot (\$1,736 / lot to Operating Budget)  
   \$1,628 per Unimproved Lot (\$1,095 / lot to Operating Budget)

Budget does not include depreciation expense of approximately \$20K