

**SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM
ASSOCIATION N.01**

ANNUAL BUDGET MEETING

&

SPECIAL ASSESSMENT MEETING NOTICE

WEDNESDAY OCTOBER 16th, 2024 – 7:00PM

HELD VIA THE ZOOM WEB PLATFORM & AT SDV CLUBHOUSE
(Go to www.sandevance.com and click JOIN THE MEETING button)

AGENDA

1. Call Meeting to order /Verification of Board's quorum
2. Approval of August 14, 2024 Board meeting minutes
3. Update on Insurance Renewal by Brown & Brown Agency
4. Update on Reroofing project by Chase Roofing
5. Insurance Special Assessment: Board's discussion and vote
6. 2025 Proposed Budget: Board's discussion and vote
7. Owners Q&A session
8. Adjournment

Posted & Mailed 10/2/2024

SAN DE VANCE GOLF & TENNIS CONDOMINIUM ASSOCIATION N.1
SPECIAL ASSESSMENT MEETING NOTICE

WEDNESDAY OCTOBER 16TH, 2024 – 7:00PM

MEETING TO BE HELD IN ZOOM & SDV CLUBHOUSE

CLICK ON RED BUTTON “JOIN MEETING” ON WWW.SANDEVANCE.COM

NATURE AND PURPOSE OF SPECIAL ASSESSMENT:

***“To collect funds for the Master Insurance premium
renewal : 2024/2025 term”***

TOTAL AMOUNT OF S/A:	\$ 223,600
SHARE PER UNIT:	\$ 1,300
Due Date of Special Assessment:	11/15/2024
Payment Installments allowed (4)	\$ 325

*****PAYMENT INSTRUCTIONS WILL BE MAILED AFTER
MEETING*****

The San de Vance Association

SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01

2025 PROPOSED BUDGET

Account	(fiscal year 1/1/2025 - 12/31/2025) Description (172 units)	2024	2025
		Approved Budget (\$550 fee)	Proposed Budget (\$595 fee)

INCOME

06310 Regular Maintenance Assessment	\$1,135,200	\$1,228,080.00
06357 Pet Fees	\$2,300	\$2,000
06910 Bank Interest	\$500	\$500
06340 Late Fees	\$1,000	\$1,000
TOTAL INCOME	\$1,139,000	\$1,231,580

EXPENSES

General & Administrative

		Actual 8/31	
07010 Management /Accounting/Bookeeping	\$35,220	\$23,480	\$36,000
07020 Audit/Tax Returns (CPA)	\$4,600	\$5,000	\$5,000
07160 Legal Fees	\$3,000	\$4,764	\$3,000
07280 ***Master Insurance Premium 2024-2025	\$375,000	\$570,000	\$400,000
07320 Office Supplies / Mailings	\$1,950	\$750	\$1,000
07450 General Fees, Taxes, Permits	\$1,500	\$2,512	\$2,500
07991 DBPR fee	\$688	\$688	\$688

General & Administrative	\$421,958	\$448,188
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Common Area Expenses

08440 General Repair & Maintenance	\$50,000	\$39,555	\$50,000
08450 Janitorial Services Contract	\$32,400	\$24,900	\$39,000
08451 Janitorial & Maintenance Supplies	\$4,000	\$6,487	\$8,000
08475 Fire Sprinklers, Backflows and Extinguishers	\$6,000	\$3,715	\$5,000
08460 Plumbing Repairs	\$10,000	\$3,400	\$5,000
08465 Electrical Repairs	\$3,000	\$21,812	\$5,000
08486 Fitness Room R&M	\$2,000	\$950	\$2,000
08488 Clubhouse/Office Alarm system	\$550	\$250	\$600
08489 Fire Alarms Monitoring & Maintenance	\$14,000	\$11,856	\$16,000
53261 IT Services / Web Site Maintenance	\$1,800	\$1,200	\$1,800
08492 Parking Patrol	\$4,000	\$2,409	\$4,000

Common Area Expenses Total	\$127,750	\$136,400
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Landscaping & Pest Control Expenses

08510 Landscaping Contract	\$57,600	\$35,340	\$72,000
08512 Landscaping Improvements & Beautification	\$13,400	\$5,975	\$20,000
08525 Irrigation System R&M	\$17,720	\$25,962	\$12,000
08535 Annual Tree Trimming	\$20,000	\$21,000	\$30,000
08540 Common area pest control + lawn treatments	\$17,000	\$14,488	\$19,280
8555 Specialty Pest Control	\$2,500	\$1,000	\$2,500

Landscaping & Pest Control Total	\$128,220		\$155,780
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Pool R&M

08610 Pool Contract	\$9,600	\$6,864	\$13,200
08615 Pool Repairs	\$3,000	\$11,565	\$5,000

Pool Expenses Total	\$12,600		\$18,200
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Utilities

08910 Electric (FPL)	\$18,000	\$13,212	\$20,000
08911 Bulk Cable TV/ Internet (Breezeline)	\$156,528	\$111,126	\$160,000
08912 Business Internet/WI-FI Clubhouse/Pool	\$3,944	\$2,759	\$4,012
08930 Water, Sewer, Garbage	\$150,000	\$104,154	\$145,000

Utilities Total	\$328,472		\$329,012
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TOTAL OPERATING EXPENSES	\$1,019,000		\$1,087,580
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Reserves Funding

09920 General Reserves	\$120,000		\$144,000
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GRAND TOTAL	\$1,139,000		\$1,231,580
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NOTES

***The actual premium renewal was \$601,000.- Therefore, a special assessment will be levied for the gap.