

Village East Property Owners Association
Profit & Loss
January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Dues	
Annual Dues	95,180.00
Late Fees	3,928.28
Total Dues	99,108.28
Fees	
Real Estate Packets	800.00
Total Fees	800.00
Interest	
Operating Fund Savings	25.01
Reserve Fund Savings	70.49
Interest - Other	7.42
Total Interest	102.92
Total Income	100,011.20
Gross Profit	100,011.20
Expense	
VOID	0.00
Administrative	
Sign Printing	40.78
Administrative - Other	-5.00
Website	122.04
Telephone	618.09
Utility	4,040.22
Postage & Shipping	290.95
Office Supplies	254.78
Licenses & Fees	175.00
Bank Service Charges	48.75
Insurance	3,436.86
Legal	736.00
Taxes	4.80
Annual Meeting	534.02
Total Administrative	10,297.29
Club House	
Repair & Maintenance	4,404.58
Supplies	8.37
Total Club House	4,412.95

Village East Property Owners Association
Profit & Loss
January through December 2019

	<u>Jan - Dec 19</u>
Pool	
Open & Close Pool Fee	1,375.00
Repair	585.01
Supplies & Chemicals	3,722.99
Upkeep Pool & Grounds Fee	814.37
Pool - Other	9,182.00
	<hr/>
Total Pool	15,679.37
Grounds	
Landscape Repair & Maint.	28,625.70
Dock/Fence/Boat Storage R & M	46.29
Tennis Court Repair & Maint.	21,423.71
	<hr/>
Total Grounds	50,095.70
Total Expense	<hr/> 80,485.31 <hr/>
Net Ordinary Income	19,525.89
Net Income	<hr/> 19,525.89 <hr/>

VEPOA
Budget-to-Actual
As of 12/31/2020

Village East Property Owners Association
2020 Operating Budget

Year-To-Date
Jan-Dec 2020

INCOME				EXPENSES			
	Number	Dues	Total	Number	Total	Delinquent	
DUES							
Houses	97	\$ 550	\$ 53,350	96	\$ 53,006	99%	0.6
Mow Lots	28	\$ 500	\$ 14,000	27	\$ 13,500	96%	1
Lots	52	\$ 400	\$ 20,800	50.75	\$ 20,300	98%	1.25
Village North	4	\$ 300	\$ 1,200	4	\$ 1,200	100%	0
Total Dues	181		\$ 89,350	178.1	\$ 88,006	98%	2.9
UNPAID PROPERTIES							
Houses		\$ (550)	\$ -				
Mow Lots	1	\$ (500)	\$ (500)				
Lots	1	\$ (400)	\$ (400)				
Village North		\$ (300)	\$ -				
Total Unpaid			\$ (900)				
Other Income			\$ 550		\$ 1,500	273%	POA Packet Fees
VN Initiation Fee					\$ 1,500		
VN User Fee					\$ 229		
TOTAL INCOME			\$ 89,000		\$ 91,235	103%	
ADMIN							
Administrative - Other		\$ 100			\$ 13		
Website		\$ 350			\$ 122		
Telephone		\$ 700			\$ 623		
Utility		\$ 3,500			\$ 3,024		
Postage & Shipping		\$ 400			\$ 732		
Office Supplies		\$ 500			\$ 460		
Licenses & Fees		\$ 100			\$ 35		
Bank Service Charges		\$ 100			\$ 49		
Insurance		\$ 4,300			\$ 3,230		
Legal		\$ 500			\$ 217		
Taxes		\$ 100			\$ 67		
Member Events		\$ 600			\$ 163		
Total Admin			\$ 11,250		\$ 8,736	78%	
CLUBHOUSE							
Furniture							
Repair & Maintenance		\$ 1,600			\$ 2,209		
Supplies			\$ 1,600		\$ 13		
Total Clubhouse					\$ 2,221		
POOL							
Open and Close		\$ 2,100			\$ 1,400		
Repair		\$ 3,300			\$ 5,687		
Supplies and Chemicals		\$ 1,800			\$ 3,651		
Upkeep Pool and Grounds Fee		\$ 700			\$ 534		
Pool Caretaker/ Ins.		\$ 9,200			\$ 8,970		
Total Pool			\$ 17,100		\$ 20,242		
Total Pool and Clubhouse			\$ 18,700		\$ 22,464	120%	
GROUND							
Landscaping Repair and Maint		\$ 22,700			\$ 20,146		
Dock/Fence/Boat Storage R&M		\$ 500			\$ 103		
Grounds - Other		\$ -			\$ 29		
Total Grounds			\$ 23,200		\$ 20,278	87%	
ROADS							
Resurface/ Patch/ Repair		\$ 4,200			\$ 4,120		
Snow Removal		\$ 2,500					
Total Roads			\$ 6,700		\$ 4,120	61%	
Transfer to Reserve Funds (March, 2020)			\$ 20,000		\$ 20,000	100%	
TOTAL BUDGETED EXPENSES			\$ 79,850		\$ 75,598	95%	
UNBUDGETED FUNDS			\$ 9,150				
2020 Capital Improvements Budget							
Roofing		\$ 7,876			\$ 7,875		
Gutters		\$ 1,328			\$ 1,975		
Clubhouse/ Pumphouse Roofing and Gutters (Total)		\$ 9,204			\$ 9,850	107%	
Clubhouse Renovation		\$ 6,950			\$ 7,230	104%	
Pool Decking		\$ 17,500			\$ 19,890	114%	
TOTAL CAPITAL IMPROVEMENTS		\$ 33,654			\$ 36,970	110%	

\$ 2,235 Over Income
\$ 4,252 Under Spend
\$ 9,150 Unbudgeted
\$ 15,637 Sweep to Reserve in March

VEPOA
2021 Budget-to-Actual
12/31/2021

Village East Property Owners Association
2021 Operating Budget

Year -To-Date
12/31/2021

INCOME				<i>Number</i>	<i>Dues</i>	<i>Total</i>	<i>Number</i>	<i>Total</i>	<i>Delinquent</i>	<i>Notes</i>
Dues	Houses	97	\$ 550	\$ 53,350	97	\$ 53,350	100%	0		
	Mow Lots*	27	\$ 500	\$ 13,500	26	\$ 13,000	96%	1	Bankruptcy	
	Lots	53	\$ 400	\$ 21,200	51	\$ 20,400	96%	2	Delinquent	
	Village North	4	\$ 400	\$ 1,600	4	\$ 1,600	100%	0		
Total Dues		181		\$ 89,650	178	\$ 88,350	98%	3		
Unpaid Properties			Dues	Total						
	Houses		\$ (550)	\$ -					*1 mow lot changed to regular lot	
	Mow Lots		\$ (500)	\$ -						
	Lots	2	\$ (400)	\$ (800)						
	Village North		\$ (400)	\$ -						
Total Unpaid				\$ (800)						
Other Income				\$ 1,150		\$ 1,150	100%		POA Packets, Late Fees, Interest earned	
VN Initiation Fee				\$ -		\$ -				
VN User Fee				\$ 550		\$ 550	100%			
TOTAL BUDGETED INCOME				\$ 90,000		\$ 90,050	100.1%			
EXPENSES										
Admin	Administrative - Other		\$ 100			\$ 9				
	Website		\$ 250			\$ 122				
	Telephone		\$ 650			\$ 704				
	Utility		\$ 3,500			\$ 3,492				
	Postage & Shipping		\$ 600			\$ 486				
	Office Supplies		\$ 400			\$ 96				
	Licenses & Fees		\$ 100			\$ 105				
	Bank Service Charges		\$ 100			\$ 49				
	Insurance		\$ 3,400			\$ 3,306				
	Legal		\$ 300			\$ 70				
	Legal Services		\$ -			\$ 300				Retainer for new attorney
	Taxes		\$ 100			\$ -				
	Member Events		\$ 700			\$ -				
Total Admin				\$ 10,200		\$ 8,739	86%			
Clubhouse	Furniture		\$ 1,600			\$ 1,861				New Furniture and Cover Box
	Repair & Maintenance		\$ 2,000			\$ 1,614				Dewinterize and Pest Control
	Supplies		\$ 150			\$ 109				
Total Clubhouse				\$ 3,750		\$ 3,584				
Pool	Open and Close		\$ 1,800			\$ 703				
	Repair		\$ 2,000			\$ 1,138				
	Supplies and Chemicals		\$ 1,800			\$ 2,277				replaced BOT, '22 Chlorine tabs
	Upkeep Pool and Grounds Fee		\$ 650			\$ -				
	Pool Caretaker/ Ins.		\$ 9,300			\$ 8,974				
Total Pool				\$ 15,550		\$ 13,092				
Total Pool and Clubhouse				\$ 19,300		\$ 16,676	86%			
Grounds	Landscaping Repair and Maint		\$ 23,500			\$ 23,199				
	Dock/Fence/Boat Storage R&M		\$ 3,000			\$ 1,297				includes dock survey
	Grounds - Other		\$ -			\$ -				
Total Grounds				\$ 26,500		\$ 24,496	92%			
Roads	Resurface/ Patch/ Repair		\$ 2,500			\$ -				
	Snow Removal		\$ 2,500			\$ 360				
Total Roads				\$ 5,000		\$ 360	7%			
Transfer to Reserve Funds (March, 2021)				\$ 20,000		\$ 20,000	100%			
TOTAL BUDGETED EXPENSES				\$ 81,000		\$ 70,271	87%			
UNBUDGETED FUNDS				\$ 9,000						

2021 Capital Improvements Budget

Boat Ramp / Parking Paving	\$ 25,000	\$ 24,997	100%	
Boat Ramp Access Gate and Electrical	\$ 15,000	\$ 17,694	118%	Includes extra remotes
TOTAL CAPITAL IMPROVEMENTS	\$ 40,000	\$ 42,691	107%	