

VEPOA
2022 Budget-to-Actual
12/31/2022

Village East Property Owners Association
2022 Operating Budget

Year-To-Date
12/31/2022

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	27	\$ 13,500	100%	0
Lots	53	\$ 400	\$ 21,200	52	\$ 20,800	98%	1 Long-Term Delinquent
Village North	4	\$ 400	\$ 1,600	4	\$ 1,600	100%	0
Total Dues	181		\$ 89,650	180	\$ 89,250	99%	1
Unpaid Properties		Dues	Total				
Houses		\$ (550)	\$ -		\$ 1,024		Back dues paid by owners
Mow Lots	1	\$ (500)	\$ (500)		\$ 90,274		
Lots	2	\$ (400)	\$ (800)				
Village North		\$ (400)	\$ -				
Total Unpaid			\$ (1,300)				
Other Income			\$ 1,100		\$ 13,916	1265%	Packets, *Road Impact fees, late fees, interest
VN Initiation Fee			\$ -				
VN User Fee			\$ 550	1	\$ 550	100%	
Boat Lot Storage Fees	25	\$ 120	\$ 3,000	22	\$ 2,680	89%	
TOTAL BUDGETED INCOME			\$ 93,000		\$ 107,420	116%	*Road Impact Fees transfer to Road Escrow
EXPENSES							
Admin							
Administrative - Other		\$ 100			\$ 950		QB software; Deposit for Water Authority
Website		\$ 200			\$ 665		
Telephone		\$ 700			\$ 638		
Utility		\$ 3,800			\$ 3,354		
Postage & Shipping		\$ 600			\$ 549		
Office Supplies		\$ 400			\$ 323		
Licenses & Fees		\$ 100			\$ 105		
Bank Service Charges		\$ 100			\$ 61		
Insurance		\$ 3,400			\$ 3,316		
Legal		\$ 1,200			\$ 7,327		
Taxes		\$ 100			\$ -		
Member Events		\$ 700			\$ 191		
Total Admin			\$ 11,400		\$ 17,479	153%	
Clubhouse							
Furniture		\$ 800			\$ 686		
Repair & Maintenance		\$ 1,500			\$ 933		
Supplies		\$ 200			\$ 323		
Total Clubhouse			\$ 2,500		\$ 1,942		
Pool							
Open and Close		\$ 1,600			\$ 1,225		
Repair		\$ 2,500			\$ 917		
Supplies and Chemicals		\$ 2,500			\$ 2,405		
Upkeep Pool and Grounds Fee		\$ 500			\$ -		
Pool Caretaker/ Ins.		\$ 9,500			\$ 9,081		
Total Pool			\$ 16,600		\$ 13,628		
Total Pool and Clubhouse			\$ 19,100		\$ 15,570	82%	
Grounds							
Landscaping Repair and Maint		\$ 24,000			\$ 25,014		
Dock/Fence/Boat Storage R&M		\$ 3,500			\$ 2,430		
Grounds - Other		\$ -					
Total Grounds			\$ 27,500		\$ 27,445	100%	
Roads							
Resurface/ Patch/ Repair		\$ 500			\$ -		
Snow Removal		\$ 2,500			\$ 1,365		
Total Roads			\$ 3,000		\$ 1,365	46%	
Transfer to Reserve Funds (March, 2023)			\$ 20,000		\$ 20,000	100%	
Transfer to Reserve Funds (Storage Lot Fees Escrow)			\$ 3,000		\$ 2,680	89%	
TOTAL BUDGETED EXPENSES			\$ 84,000		\$ 84,538	101%	
UNBUDGETED FUNDS			\$ 9,000				

2022 Capital Improvements Budget

Extensive Road Repairs (Road Escrow)	\$ 5,000	0	0%
Dock Improvements (DEPOSIT)	\$ 5,000	\$ 1,000	20%
TOTAL CAPITAL IMPROVEMENTS	\$ 10,000	\$ 1,000	10%