

VEPOA
2023 Budget-to-Actual
12/31/2023

Village East Property Owners Association
2023 Operating Budget

Year-To-Date
12/31/2023

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	23	\$ 11,500	85%	4
	Lots	52	\$ 400	\$ 20,800	50	\$ 20,000	96%	2
	Village North (lots)	1	\$ 400	\$ 400	1	\$ 400	100%	0
	Village North (houses)	2	\$ 500	\$ 1,000	2	\$ 1,000	100%	0
Total Dues		179		\$ 89,050	173	\$ 86,250	97%	6.00 <i>6 delinquent to collections</i>
Unpaid Properties			Dues	Total				
	Houses	0	\$ (550)	\$ -				
	Mow Lots	0	\$ (500)	\$ -		\$ 86,250		
	Lots	1	\$ (400)	\$ (400)				
	Village North (home)	0	\$ (500)	\$ -				
	Village North (lot)	0	\$ (400)	\$ -				
Total Unpaid				\$ (400)				
Other Income				\$ 2,300	\$ 6,408		279%	<i>Real Estate packets; late fees, Road Impact fees, interest</i>
VN Initiation Fee				\$ 550	1 \$ 1,500			<i>new VNAM</i>
VN User Fee				\$ 550	2 \$ 596		108%	<i>1 month for new VNAM</i>
Boat Lot Storage Fees		23	\$ 120	\$ 2,760	28	\$ 3,090	112%	<i>28 renters currently</i>
TOTAL BUDGETED INCOME				\$ 94,260	\$ 97,844		104%	
EXPENSES								
Admin								
	Administrative - Other		\$ 400		\$ 842			<i>*QuickBooks increase</i>
	Website		\$ 200		\$ 38			
	Telephone		\$ 650		\$ 671			
	Utility		\$ 3,900		\$ 2,552			
	Postage & Shipping		\$ 600		\$ 662			
	Office Supplies		\$ 450		\$ 312			
	Licenses & Fees		\$ 100		\$ 105			
	Bank Service Charges		\$ 100		\$ 49			
	Insurance		\$ 3,900		\$ 3,639			
	Legal		\$ 2,500		\$ 2,817			<i>*includes lien filing fees</i>
	Taxes		\$ 100		\$ -			
	Member Events		\$ 700		\$ -			
Total Admin				\$ 13,600	\$ 11,688		86%	
Clubhouse								
	Furniture		\$ 2,000		\$ 1,957			
	Repair & Maintenance		\$ 1,200		\$ 964			
	Supplies		\$ 300		\$ 254			
Total Clubhouse				\$ 3,500	\$ 3,175			
Pool								
	Open and Close		\$ 1,500		\$ 925			
	Repair		\$ 1,500		\$ 4,959			<i>*new pump</i>
	Supplies and Chemicals		\$ 2,600		\$ 714			
	Pool Caretaker/ Ins.		\$ 11,000		\$ 11,686			<i>*new caretaker trial</i>
Total Pool				\$ 16,600	\$ 18,285			
Total Pool and Clubhouse				\$ 20,100	\$ 21,460		107%	
Grounds								
	Landscaping Repair and Maint		\$ 24,000		\$ 30,861			
	Dock/Fence/Boat Storage R&M		\$ 1,800		\$ 325			<i>*replacement remotes</i>
	Grounds - Other		\$ -		\$ 3,278			<i>*clean-up entrance; clubhouse rails</i>
Total Grounds				\$ 25,800	\$ 34,464		134%	
Roads								
	Resurface/ Patch/ Repair		\$ 500		\$ -			
	Snow Removal		\$ 2,500		\$ -			
Total Roads				\$ 3,000	\$ -		0%	
Transfer to Reserve Funds (March, 2023)				\$ 20,000	\$ 20,000		100%	
Transfer to Reserve Funds (Storage Lot Fees Escrow)				\$ 2,760	\$ 3,090		112%	
TOTAL BUDGETED EXPENSES				\$ 85,260	\$ 90,702		106%	
UNBUDGETED FUNDS				\$ 9,000				

2023 Capital Improvements Budget

Woodley & Little Creek Road Repairs (Road Escrow)	\$ 7,500	\$ 7,500	100%	<i>(from Road Escrow)</i>
Dock Improvements	\$ 20,000	\$ 625	3%	<i>*revised floating dock survey</i>
TOTAL CAPITAL IMPROVEMENTS	\$ 27,500	\$ 8,125	30%	