## VEPOA Board Meeting 19-Sep-23 Treasurer's Report

- Received dues payments from 2 property owners (including past dues, late fees) since last board meeting
   Currently have 6 delinquent property owners (total of \$6,608.04)
   2 properties turned over for collection; 4 liens placed on remaining properties
- 2 Current Account Balances (as of 9/15/23)

Checking: \$ 24,051.00
Reserve: \$ 169,678.40
Savings: \$ 33,178.90
Debit Card: \$ 500.00
Total: \$ 227,408.30

3 2023 Capital Improvements paid through the Reserve Account

	<b>Budget Approved</b>	Actual	% of Budget	
Dock Renovation	\$ 20,000	\$ -	0%	
Road Repairs (Woodley, Little Creek)	\$ 7,500	\$ 7,500	100%	
Total	\$ 27,500	\$ 7,500	27%	

- 4 Prepared and submitted annual report and annual registration fee (\$80) to the Commonweath of Virginia DPOR (pool certificate)
- 5 **Board Approval Vote**: Transfer \$120 to Reserve Acct. [Boat Storage Lot Rent Income]
- 6 <u>Discussion</u>: 2024 Member Dues and Associate Member Fees
- 7 Upcoming Actions/Activities:

by Oct 31 Prepare/submit annual report and annual registration fee (\$25) to the

Commonwealth of Virginia - State Corporation Commission

Oct-Dec Coordinate and gain Board Approval for 2024 Operating Budget
Oct-Dec Coordinate and prepare Capital Improvement Plan for 2024-2029

Dec Prepare Dues Invoices for 2024 Dues

## VEPOA 2023 Budget-to-Actual 9/15/2023

Marcel   M		Village East Property C 2023 Operati		on							Year-To-Da 9/15/202			
New   Houses   97	INCOME		Number	Dues		Total		_	Number		Total		Delinguent	Notes
Lots	Dues	Houses		550		53,350		_			53,350	100%	0	
Village Potral Principes   1								_						
Vallage North (Incuses)   2   5   500   5   1,000								_						*partial payment
Total   Property   P								_						
Impaid Properties   Dust   Total	Total Dues	village North (Houses)		300	Ç	1,000	Ś	89.050						2 delinguent to collections
Motor lots   1	Unpaid Properties			Dues		Total	7			т	55,255	•		
Lots 1 \$ (400)		Houses	0 \$	(550)	\$	-		_	_					
Village North Horner		Mow Lots		, ,				_	_	\$	86,250			
Vallage North (tat)   0   5   (400)   5						, ,		_						
S						-		_						
State   Stat	Total Unnaid	Village North (lot)	0 \$	(400)	\$	-	¢	(400)						Real Estate nackets: late fees
No Institution Fee	Other Income									Ś	3.923			
Deal Last Storage Fees   2,3 5 120   \$2,760   \$94,260   \$93,783   99%   Proteins currently (Ordinal Bullocetto NICOME   \$93,783   99%   Proteins currently (Or	VN Initiation Fee							,						, ,
SPERMISS	VN User Fee							550			550		100%	
Administrative - Other			23 \$	120										27 renters currently
Administrative - Other	TOTAL BUDGETED IN	ICOME					\$	94,260		\$	93,783		99%	
Administrative - Other	=\(\alpha=\(\alpha=\)							_						
Administrative - Other								_						
Website	Aumin	Administrative - Other	¢	400						Ś	748			*QuickBooks increase
Telephone								_						Quickbooks increase
Postage & Shipping		Telephone						_			497			
Office Supplies   \$ 450   \$ 243		Utility	\$	3,900				_		\$	1,677			
Licenes & Fees   \$ 100   \$ 80   \$ 49   \$ 100   \$ 49   \$ 100   \$ 5 80   \$ 100   \$ 10								_						
Bank Service Charges   \$ 1,00     \$ 49								_						
Insurance								_						
Legal   \$ 2,500     \$ 2,500     \$ 5 2,500     \$ 5 2,500       \$ 5 2,500     \$ 5 2,50		•						_			49			
Taxes								_			- 2 575			*includes lien filing fees
Member Events		_						_						medaes her hing rees
Turniture		Member Events						_		\$	-			
Furniture \$ 2,000 \$ 1,957 \$ 855 \$ 855 \$ 900 \$ 9 1,000 \$ 1,200	Total Admin						\$	13,600		\$	6,333		47%	
Repair & Maintenance   \$ 1,200   \$ 5,855   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,500   \$ 2,769   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,600   \$ 1,7330   \$ 1,600   \$ 1,7330   \$ 1,600   \$ 1,7330	Clubhouse							_						
Supplies   \$ 300   \$ 2,769								_						
Total Clubhouse		•						_						
Open and Close   S   1,500   S   4,959	Total Clubhouse	Supplies	Ţ	300	Ś	3.500		_						
Repair	Pool				Ψ.	3,300		_		Ψ	2,7.00			
Supplies and Chemicals   \$ 2,600   Pool Caretaker/ Ins.   \$ 11,000   \$ 16,600   \$ 11,686   \$ *new caretaker trial footal Pool and Clubhouse   \$ 16,600   \$ 11,680   \$ 11,680   \$ 11,680   \$ 11,680   \$ 11,680   \$ 11,680   \$ 11,680   \$ 11,680   \$ 1000   \$ 1		Open and Close	\$	1,500				_		\$	525			
Pool Caretaker/ Ins.   \$ 11,000   \$ 16,600   \$ 17,330		Repair	\$	1,500				_		\$	4,959			*new pump
Start   Pool								_						
Second   S	T	Pool Caretaker/ Ins.	\$	11,000		46.600		_						*new caretaker trial
Landscaping Repair and Maint   \$ 24,000   \$ 25,639   \$ 26,000   \$ (225)   \$ *replacement remotes   \$ (225)   \$ (225)   \$ *replacement remotes   \$ (225)		Oura			\$	16,600	Ċ	20 100					100%	
Landscaping Repair and Maint \$ 24,000 \$ 25,639 \$ 25,639 \$ 25,639 \$ 22,500 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 25,800 \$ 5 26,742 \$ 104% \$ 1,800 \$ 5 25,800 \$ 5 26,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,500 \$ 5 2,742 \$ 104% \$ 1,800 \$ 5 2,760 \$ 5		Dusc					Ş	20,100		Ş	20,099		100%	
Dock/Fence/Boat Storage R&M   \$ 1,800   \$ (225)   *replacement remotes Grounds - Other   \$ - \$   \$ 1,328   *clean-up entrance planter   \$ 1,328   \$ 1,328   *clean-up entrance planter   \$ 1,328   *clean-up entrance planter   \$ 1,328   *clean-up entrance planter   \$ 1,328   \$ 1,328   *clean-up entrance planter   \$ 1,328   \$ 1	C. Guilus	Landscaping Repair and Maint	Ś	24.000						\$	25,639			
Standard														*replacement remotes
Resurface   Patch   Repair   \$ 500   \$     Snow Removal   \$ 2,500   \$     Fotal Roads   \$ 3,000   \$     Fotal Roads   \$ 2,500   \$     Fotal Roads   \$ 2,000   \$     Fotal Roads   \$		Grounds - Other		-						\$	1,328			*clean-up entrance planter
Resurface/ Patch/ Repair   \$ 500   \$ -       Snow Removal   \$ 2,500   \$ -     Fotal Roads   \$ 3,000   \$ -     Owner of the Reserve Funds (March, 2023)   \$ 20,000   \$ 20,000   \$ 20,000     Fransfer to Reserve Funds (Storage Lot Fees Escrow)   \$ 2,760   \$ 3,110   113%     Fotal BUDGETED EXPENSES   \$ 85,260   \$ 76,284   89%     Substituting Funds   \$ 9,000     Substituting Funds   \$ 9,000     Substituting Funds   \$ 9,000     Substituting Funds   \$ 7,500   \$ 7,500   \$ 7,500     Substituting Funds   \$ 20,000   \$ -   0%     Substituting Funds   \$ 20,000   \$ 2	Total Grounds						\$	25,800		\$	26,742		104%	
Snow Removal   \$ 2,500   \$ -   0%	Roads	Decomposed Posteriol Pro-		500						ċ				
Sample   S											-			
Transfer to Reserve Funds (March, 2023)   \$ 20,000   \$ 20,000   \$ 3,110   113%	Total Roads	Snow Removal	\$	2,500			ς	3 000			-		0%	
Transfer to Reserve Funds (Storage Lot Fees Escrow)	Total Nodus						Y	3,000		7			070	
Transfer to Reserve Funds (Storage Lot Fees Escrow)	Transfer to Reserve F	unds (March, 2023)					\$	20,000		\$	20,000		100%	
2023 Capital Improvements Budget  Woodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%													113%	
2023 Capital Improvements Budget  Woodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%														
2023 Capital Improvements Budget  Woodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%	TOTAL BUDGETED EX	PENSES					\$	85,260		\$	76,284		89%	
2023 Capital Improvements Budget  Woodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%	LINDUD CETED FUND	c.						0.000						
Noodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%	UNBUDGETED FUND	5					\$	9,000						
Noodley & Little Creek Road Repairs (Road Escrow) \$ 7,500 \$ 7,500 100% (from Road Escrow)  Oock Improvements \$ 20,000 \$ - 0%		2022 Conital Impro	romants Budget					_						
Dock Improvements \$ 20,000 \$ - 0%	Weedle Commission		rements Budget					7.505		<b>*</b>	7.50			<i></i>
	woodley & Little Cre	ек коаd Repairs (Road Escrow)					\$	7,500		\$	7,500		100%	(from Road Escrow)
OTAL CAPITAL IMPROVEMENTS \$ 27,500 \$ 7,500 27%	Dock Improvements						\$	20,000		\$	-		0%	
	TOTAL CAPITAL IMPR	OVEMENTS					\$	27,500		\$	7,500		27%	