

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

1 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

	Budget Approved	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 Commonwealth of Virginia DPOR (pool certificate)

5 **Board Approval Vote:** Transfer \$120 to Reserve Acct. [Boat Storage Lot Rent Income]

6 **Discussion:** 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**

**Village East Property Owners Association**  
**2023 Operating Budget**

**Year-To-Date**  
**9/15/2023**

<b>INCOME</b>		Number	Dues	Total	Number	Total	Delinquent	Notes
<b>Dues</b>	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 <i>*partial payment</i>
	Village North (lots)	1	\$ 400	\$ 400	1	\$ 400	100%	0
	Village North (houses)	2	\$ 500	\$ 1,000	2	\$ 1,000	100%	0
<b>Total Dues</b>		<b>179</b>		<b>\$ 89,050</b>	<b>173</b>	<b>\$ 86,250</b>	<b>97%</b>	<b>6.00</b> <i>2 delinquent to collections</i>
<b>Unpaid Properties</b>			<b>Dues</b>	<b>Total</b>				
	Houses	0	\$ (550)	\$ -				
	Mow Lots	0	\$ (500)	\$ -		\$ 86,250		
	Lots	1	\$ (400)	\$ (400)				
	Village North (home)	0	\$ (500)	\$ -				
	Village North (lot)	0	\$ (400)	\$ -				
<b>Total Unpaid</b>				<b>\$ (400)</b>				
<b>Other Income</b>				<b>\$ 2,300</b>		<b>\$ 3,923</b>		<b>171%</b> <i>Real Estate packets; late fees, Road Impact fees, interest</i>
<b>VN Initiation Fee</b>				<b>\$ -</b>		<b>\$ -</b>		
<b>VN User Fee</b>				<b>\$ 550</b>	1	<b>\$ 550</b>	100%	
<b>Boat Lot Storage Fees</b>		23	\$ 120	\$ 2,760	27	\$ 3,060	111%	27 renters currently
<b>TOTAL BUDGETED INCOME</b>				<b>\$ 94,260</b>		<b>\$ 93,783</b>	<b>99%</b>	
<b>EXPENSES</b>								
<b>Admin</b>								
	Administrative - Other		\$ 400			\$ 748		<i>*QuickBooks increase</i>
	Website		\$ 200			\$ -		
	Telephone		\$ 650			\$ 497		
	Utility		\$ 3,900			\$ 1,677		
	Postage & Shipping		\$ 600			\$ 464		
	Office Supplies		\$ 450			\$ 243		
	Licenses & Fees		\$ 100			\$ 80		
	Bank Service Charges		\$ 100			\$ 49		
	Insurance		\$ 3,900			\$ -		
	Legal		\$ 2,500			\$ 2,575		<i>*includes lien filing fees</i>
	Taxes		\$ 100			\$ -		
	Member Events		\$ 700			\$ -		
<b>Total Admin</b>				<b>\$ 13,600</b>		<b>\$ 6,333</b>	<b>47%</b>	
<b>Clubhouse</b>								
	Furniture		\$ 2,000			\$ 1,957		
	Repair & Maintenance		\$ 1,200			\$ 585		
	Supplies		\$ 300			\$ 227		
<b>Total Clubhouse</b>				<b>\$ 3,500</b>		<b>\$ 2,769</b>		
<b>Pool</b>								
	Open and Close		\$ 1,500			\$ 525		
	Repair		\$ 1,500			\$ 4,959		<i>*new pump</i>
	Supplies and Chemicals		\$ 2,600			\$ 160		
	Pool Caretaker/ Ins.		\$ 11,000			\$ 11,686		<i>*new caretaker trial</i>
<b>Total Pool</b>				<b>\$ 16,600</b>		<b>\$ 17,330</b>		
<b>Total Pool and Clubhouse</b>				<b>\$ 20,100</b>		<b>\$ 20,099</b>	<b>100%</b>	
<b>Grounds</b>								
	Landscaping Repair and Maint		\$ 24,000			\$ 25,639		
	Dock/Fence/Boat Storage R&M		\$ 1,800			\$ (225)		<i>*replacement remotes</i>
	Grounds - Other		\$ -			\$ 1,328		<i>*clean-up entrance planter</i>
<b>Total Grounds</b>				<b>\$ 25,800</b>		<b>\$ 26,742</b>	<b>104%</b>	
<b>Roads</b>								
	Resurface/ Patch/ Repair		\$ 500			\$ -		
	Snow Removal		\$ 2,500			\$ -		
<b>Total Roads</b>				<b>\$ 3,000</b>		<b>\$ -</b>	<b>0%</b>	
Transfer to Reserve Funds (March, 2023)				\$ 20,000		\$ 20,000	100%	
Transfer to Reserve Funds (Storage Lot Fees Escrow)				\$ 2,760		\$ 3,110	113%	
<b>TOTAL BUDGETED EXPENSES</b>				<b>\$ 85,260</b>		<b>\$ 76,284</b>	<b>89%</b>	
<b>UNBUDGETED FUNDS</b>				<b>\$ 9,000</b>				

**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	\$ -	0%	
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$ 27,500</b>	<b>\$ 7,500</b>	<b>27%</b>	