



## VILA BOARD OF DIRECTORS MONTHLY MEETING Agenda

**Date:** Thursday April 18, 2024 @ 6:00pm

**Location:** Probably Report In Pub- 12100 W. Center rd. Ste. 204 meeting room

**Attendance:** Trevor Fiala \_\_\_\_\_ Terri Fulton \_\_\_\_\_

Tim Madden \_\_\_\_\_ Rick Swanger \_\_\_\_\_

Carrie Grad \_\_\_\_\_ Gary Zdan \_\_\_\_\_

Mike Munson \_\_\_\_\_

1. Call to Order, Trevor Fiala @
2. Approval of the Minutes from March 21,2024 meeting. Plus April 3 &5 special meetings.
3. Approval of the Agenda, including any additions or deletions prior to approval.
4. Review Financial s.
  - a. Budget v Actual report
  - b. P&L
  - c. Balance sheet
  - d. A/R aging report
  - e. Monthly Electric- barn. (Rick report)
  - f. Monthly reconciliation of books.
5. Old Business
  - a. Estate update, if any. Long term. (pushed to 6b)
  - b. Structure and lot committee report. (if any)
  - c. Fort debris north River road, Update/Done?.
  - d. Proposed golf cart trail update.
  - e. RC Track, update
  - f. VILA web site, Update(s).
6. New Agenda Items
  - a. Google drive
  - b. Duane Anderson/Lot 4P
  - c. Board roles
  - d. Structure and Lot Committee
7. Comments and Announcements
  - a. Next meeting date Thursday May 16, 2024 @ 6pm – FNIC 14010 FNB PKWY STE 300 Omaha NE 68154 (**Or somewhere**)
8. Adjournment @

# VILA

## Budget vs. Actuals: VILA 2024 Budget - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Revenue</b>				
27E Lease	2,333.33	7,000.00	-4,666.67	33.33 %
36P Lease	1,500.00	4,500.00	-3,000.00	33.33 %
Annual Shareholder Dues	23,247.52	28,000.00	-4,752.48	83.03 %
Deer / Turkey Hunting Lease		5,600.00	-5,600.00	
Donation Income	275.00		275.00	
Events Income		1,166.00	-1,166.00	
Farmhouse Lease	4,000.00	12,000.00	-8,000.00	33.33 %
Golf Cart Permits	1,390.24	1,500.00	-109.76	92.68 %
HFU / UHFU Shareholder Fees	1,449.51	1,600.00	-150.49	90.59 %
HFU / UHFU Tenant Fees	3,252.43	2,800.00	452.43	116.16 %
Lot Leases	63,547.29	81,900.00	-18,352.71	77.59 %
Sales	1,450.00		1,450.00	
Unapplied Cash Payment Income	-875.00		-875.00	
Waterfowl Hunting Lease		3,000.00	-3,000.00	
<b>Total Revenue</b>	<b>\$101,570.32</b>	<b>\$149,066.00</b>	<b>\$ -47,495.68</b>	<b>68.14 %</b>
<b>GROSS PROFIT</b>	<b>\$101,570.32</b>	<b>\$149,066.00</b>	<b>\$ -47,495.68</b>	<b>68.14 %</b>
<b>Expenditures</b>				
<b>Administrative Operational Expenses</b>				
Background Checks		225.50	-225.50	
Meeting Expenses		500.00	-500.00	
Office Supplies		80.00	-80.00	
Postage		80.00	-80.00	
QuickBooks	360.00	1,140.00	-780.00	31.58 %
<b>Total Administrative Operational Expenses</b>	<b>360.00</b>	<b>2,025.50</b>	<b>-1,665.50</b>	<b>17.77 %</b>
<b>Bank Repair/Maintenance</b>				
Equipment	596.08		596.08	
Fuel	330.01		330.01	
<b>Total Bank Repair/Maintenance</b>	<b>926.09</b>	<b>7,500.00</b>	<b>-6,573.91</b>	<b>12.35 %</b>
<b>Capital Improvements (FH, 36P, 27E &amp; Common Grounds)</b>				
Capital Improvements (FH, 36P, 27E & Common Grounds)		3,000.00	-3,000.00	
Events Expenses		1,166.00	-1,166.00	
Insurance		7,500.00	-7,500.00	
Interest Paid	3,264.13		3,264.13	
Legal & Professional Services		1,000.00	-1,000.00	
Miscellaneous Maintenance		1,000.00	-1,000.00	
Other Business Expenses		200.00	-200.00	
Rental Maintenance (FH, 36P & 27E)		3,500.00	-3,500.00	
Farmhouse	7,000.00	10,000.00	-3,000.00	70.00 %
<b>Total Rental Maintenance (FH, 36P &amp; 27E)</b>	<b>7,000.00</b>	<b>13,500.00</b>	<b>-6,500.00</b>	<b>51.85 %</b>
Roads		5,000.00	-5,000.00	
Security	419.93	500.00	-80.07	83.99 %
Taxes & Licenses				

# VILA

## Budget vs. Actuals: VILA 2024 Budget - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Sarpy County Property Taxes		23,000.00	-23,000.00	
<b>Total Taxes &amp; Licenses</b>		<b>23,000.00</b>	<b>-23,000.00</b>	
Tree Clearing & Mowing		1,000.00	-1,000.00	
Utilities	133.42		133.42	
Great Plains		75.00	-75.00	
OPPD	120.64	500.00	-379.36	24.13 %
Waste Connections	132.54	500.00	-367.46	26.51 %
<b>Total Utilities</b>	<b>386.60</b>	<b>1,075.00</b>	<b>-688.40</b>	<b>35.96 %</b>
<b>Total Expenditures</b>	<b>\$12,356.75</b>	<b>\$67,466.50</b>	<b>\$ -55,109.75</b>	<b>18.32 %</b>
NET OPERATING REVENUE	<b>\$89,213.57</b>	<b>\$81,599.50</b>	<b>\$7,614.07</b>	<b>109.33 %</b>
Other Revenue				
Background Checks		330.00	-330.00	
Interest Earned	391.03		391.03	
Tenant Late Fees	473.51		473.51	
<b>Total Other Revenue</b>	<b>\$864.54</b>	<b>\$330.00</b>	<b>\$534.54</b>	<b>261.98 %</b>
NET OTHER REVENUE	<b>\$864.54</b>	<b>\$330.00</b>	<b>\$534.54</b>	<b>261.98 %</b>
NET REVENUE	<b>\$90,078.11</b>	<b>\$81,929.50</b>	<b>\$8,148.61</b>	<b>109.95 %</b>

# VILA

## Statement of Activity

January - March, 2024

	TOTAL
Revenue	
27E Lease	2,333.33
Annual Shareholder Dues	21,718.71
Donation Income	275.00
Farmhouse Lease	4,000.00
Golf Cart Permits	1,223.81
HFU / UHFU Shareholder Fees	1,449.51
HFU / UHFU Tenant Fees	3,000.00
Lot Leases	49,481.67
Sales	1,450.00
Unapplied Cash Payment Income	13,260.50
<b>Total Revenue</b>	<b>\$98,192.53</b>
GROSS PROFIT	<b>\$98,192.53</b>
Expenditures	
Administrative Operational Expenses	
QuickBooks	270.00
<b>Total Administrative Operational Expenses</b>	<b>270.00</b>
Bank Repair/Maintenance	
Equipment	596.08
Fuel	330.01
<b>Total Bank Repair/Maintenance</b>	<b>926.09</b>
Interest Paid	3,264.13
Rental Maintenance (FH, 36P & 27E)	
Farmhouse	7,000.00
<b>Total Rental Maintenance (FH, 36P &amp; 27E)</b>	<b>7,000.00</b>
Security	419.93
Utilities	
OPPD	120.64
Waste Connections	132.54
<b>Total Utilities</b>	<b>253.18</b>
<b>Total Expenditures</b>	<b>\$12,133.33</b>
NET OPERATING REVENUE	<b>\$86,059.20</b>
Other Revenue	
Interest Earned	391.03
Tenant Late Fees	46.30
<b>Total Other Revenue</b>	<b>\$437.33</b>
NET OTHER REVENUE	<b>\$437.33</b>
NET REVENUE	<b>\$86,496.53</b>

# VILA

## Statement of Financial Position

As of March 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
FNBO Event Checking	1,516.79
FNBO Money Market	163,217.41
FNBO Operations Checking	3,207.90
Western National Bank \$25K CD	25,000.00
Western National Bank \$50K CD	50,000.00
<b>Total Bank Accounts</b>	<b>\$242,942.10</b>
Accounts Receivable	
Accounts Receivable (A/R)	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Lease Security Deposit	-500.00
Uncategorized Asset	0.00
Undeposited Funds	6,499.88
<b>Total Other Current Assets</b>	<b>\$5,999.88</b>
<b>Total Current Assets</b>	<b>\$248,941.98</b>
Fixed Assets	
Equipment	675.00
Land	
Original cost	1,495,000.00
<b>Total Land</b>	<b>1,495,000.00</b>
Machinery & Equipment	
Original cost	1,002.25
<b>Total Machinery &amp; Equipment</b>	<b>1,002.25</b>
<b>Total Fixed Assets</b>	<b>\$1,496,677.25</b>
<b>TOTAL ASSETS</b>	<b>\$1,745,619.23</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Long-Term Liabilities	
Mortgage	468,800.24
<b>Total Long-Term Liabilities</b>	<b>\$468,800.24</b>
<b>Total Liabilities</b>	<b>\$468,800.24</b>
Equity	
Opening Balance Equity	4,960.82
Owner's Investment	840,000.00
Retained Earnings	345,361.64
Net Revenue	86,496.53
<b>Total Equity</b>	<b>\$1,276,818.99</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,745,619.23</b>

# VILA

## A/R Aging Summary

As of April 11, 2024

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Bart, John - 30AA			561.00			\$561.00
Bart, John - 26P			2,150.00			\$2,150.00
<b>Total Bart, John - 30AA</b>			<b>2,711.00</b>			<b>\$2,711.00</b>
Brown, Brandon & Bailey, Mark (Okie) - FH	1,000.00					\$1,000.00
Czerwinski, Bob & Marilyn - 16P			-1,075.00			\$ -1,075.00
Dunklau & Rockwell, Jill & Kerri - 9E						\$0.00
Dunklau & Rockwell, Jill & Kerri - 11E	950.00					\$950.00
<b>Total Dunklau &amp; Rockwell, Jill &amp; Kerri - 9E</b>	<b>950.00</b>					<b>\$950.00</b>
Esters, Mitch - 12E			-1,200.00			\$ -1,200.00
Frans, Mark - 13P			-100.00			\$ -100.00
Gahl & Swanger, Susan & Rick - 33P			-1,075.00			\$ -1,075.00
Giovani, Jon - 30P			612.00			\$612.00
Giovani, Jon & Chevi			-1,173.00			\$ -1,173.00
<b>Total Giovani, Jon - 30P</b>			<b>-561.00</b>			<b>\$ -561.00</b>
Hall, Todd & Linda - 43P			-900.00			\$ -900.00
Harrington & Leimbach, Travis & Nick - 21EAB			612.00			\$612.00
Hearity & Hoer, Pat & Ashley - 54P			-712.50			\$ -712.50
Hearity & Hoer, Pat & Ashley - 55P			-1,025.00			\$ -1,025.00
<b>Total Hearity &amp; Hoer, Pat &amp; Ashley - 54P</b>			<b>-1,737.50</b>			<b>\$ -1,737.50</b>
Johnson, Brandon & Stacey - 22P			510.00			\$510.00
Johnson, Brandon & Stacey - 35BP/CP			2,100.00			\$2,100.00
<b>Total Johnson, Brandon &amp; Stacey - 22P</b>			<b>2,610.00</b>			<b>\$2,610.00</b>
Leimbach, Nick - 19E			637.50			\$637.50
McGinnis, David - 14P			510.00			\$510.00
Mischo, Michael - 52AP			-875.00			\$ -875.00
Munson & Novak Sr, Mike & Russel - 8P			306.00			\$306.00
Nichols, Dave - 18E			-1,100.00			\$ -1,100.00
Rodgers, Diane - 4P			600.00			\$600.00
Rudol, Austen & Szolek, John - 13E/14E			2,000.00			\$2,000.00
Sayles, DJ & Erika - 23AP/23.5AP			510.00			\$510.00
Shiller, Jessica -36P			-1,500.00			\$ -1,500.00
Swircinski, Richard - 1P			-1,075.00			\$ -1,075.00
Tye, Joshua 27AP			600.00			\$600.00
Tyrrell, Verne & Jenny - 20P			-1,125.00			\$ -1,125.00
Weed, Mike - 25P			-1,300.00			\$ -1,300.00
Work, Jim & Candy - 28P			2,270.00			\$2,270.00
Yard, Dave & Michele - 23BP			535.50			\$535.50
<b>TOTAL</b>	<b>\$1,950.00</b>	<b>\$0.00</b>	<b>\$278.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,228.50</b>