



VILA BOARD OF DIRECTORS MONTHLY MEETING Agenda

Date: Thursday May 16, 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 April 18 ,2024 meeting.
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.
 - b. Controlled burn, back on the menu.
 - c. Proposed golf cart trail update. Previously tabled.
6. New Agenda Items
 - a. Golf cart mower.
 - b. emergency rule addition specifically prohibiting transient rentals to our current Rules and Regulations.
7. Comments and Announcements
 - a. Next meeting date Thursday June 20, 2024 @ 6pm – **(Or somewhere)**
8. Adjournment @

VILA

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

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
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	25,500.00	28,000.00	-2,500.00	91.07 %
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	1,465.24	1,500.00	-34.76	97.68 %
HFU / UHFU Shareholder Fees	1,700.00	1,600.00	100.00	106.25 %
HFU / UHFU Tenant Fees	3,252.43	2,800.00	452.43	116.16 %
Lot Leases	64,572.29	81,900.00	-17,327.71	78.84 %
Sales	1,450.00		1,450.00	
Unapplied Cash Payment Income	125.00		125.00	
Waterfowl Hunting Lease		3,000.00	-3,000.00	
Total Revenue	\$106,173.29	\$149,066.00	\$ -42,892.71	71.23 %
GROSS PROFIT	\$106,173.29	\$149,066.00	\$ -42,892.71	71.23 %
Expenditures				
Administrative Operational Expenses				
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 %
Total Administrative Operational Expenses	360.00	2,025.50	-1,665.50	17.77 %
Bank Repair/Maintenance				
Equipment	596.08		596.08	
Fuel	330.01		330.01	
Total Bank Repair/Maintenance	926.09	7,500.00	-6,573.91	12.35 %
Capital Improvements (FH, 36P, 27E & Common Grounds)				
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	
Meals & Entertainment	404.78		404.78	
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 %
Total Rental Maintenance (FH, 36P & 27E)	7,000.00	13,500.00	-6,500.00	51.85 %
Roads		5,000.00	-5,000.00	
Security	419.93	500.00	-80.07	83.99 %

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

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Taxes & Licenses	12,636.56		12,636.56	
Sarpy County Property Taxes		23,000.00	-23,000.00	
Total Taxes & Licenses	12,636.56	23,000.00	-10,363.44	54.94 %
Tree Clearing & Mowing		1,000.00	-1,000.00	
Equipment	226.76		226.76	
Fuel	217.62		217.62	
Total Tree Clearing & Mowing	444.38	1,000.00	-555.62	44.44 %
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 %
Total Utilities	386.60	1,075.00	-688.40	35.96 %
Total Expenditures	\$25,842.47	\$67,466.50	\$ -41,624.03	38.30 %
NET OPERATING REVENUE	\$80,330.82	\$81,599.50	\$ -1,268.68	98.45 %
Other Revenue				
Background Checks		330.00	-330.00	
Interest Earned	392.89		392.89	
Tenant Late Fees	470.54		470.54	
Total Other Revenue	\$863.43	\$330.00	\$533.43	261.65 %
NET OTHER REVENUE	\$863.43	\$330.00	\$533.43	261.65 %
NET REVENUE	\$81,194.25	\$81,929.50	\$ -735.25	99.10 %

VILA

Statement of Activity

January - April, 2024

	TOTAL
Revenue	
27E Lease	2,333.33
36P Lease	1,500.00
Annual Shareholder Dues	25,500.00
Donation Income	275.00
Farmhouse Lease	4,000.00
Golf Cart Permits	1,465.24
HFU / UHFU Shareholder Fees	1,700.00
HFU / UHFU Tenant Fees	3,252.43
Lot Leases	64,572.29
Sales	1,450.00
Unapplied Cash Payment Income	125.00
Total Revenue	\$106,173.29
GROSS PROFIT	\$106,173.29
Expenditures	
Administrative Operational Expenses	
QuickBooks	360.00
Total Administrative Operational Expenses	360.00
Bank Repair/Maintenance	
Equipment	596.08
Fuel	330.01
Total Bank Repair/Maintenance	926.09
Interest Paid	3,264.13
Meals & Entertainment	404.78
Rental Maintenance (FH, 36P & 27E)	
Farmhouse	7,000.00
Total Rental Maintenance (FH, 36P & 27E)	7,000.00
Security	419.93
Taxes & Licenses	12,636.56
Tree Clearing & Mowing	
Equipment	226.76
Fuel	217.62
Total Tree Clearing & Mowing	444.38
Utilities	133.42
OPPD	120.64
Waste Connections	132.54
Total Utilities	386.60
Total Expenditures	\$25,842.47
NET OPERATING REVENUE	\$80,330.82
Other Revenue	
Interest Earned	392.89

VILA

Statement of Activity

January - April, 2024

	TOTAL
Tenant Late Fees	470.54
Total Other Revenue	\$863.43
NET OTHER REVENUE	\$863.43
NET REVENUE	\$81,194.25

VILA

Statement of Financial Position

As of April 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
FNBO Event Checking	1,518.65
FNBO Money Market	152,574.43
FNBO Operations Checking	2,391.74
Western National Bank \$25K CD	25,000.00
Western National Bank \$50K CD	50,000.00
Total Bank Accounts	\$231,484.82
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
Lease Security Deposit	-500.00
Uncategorized Asset	0.00
Undeposited Funds	9,654.88
Total Other Current Assets	\$9,154.88
Total Current Assets	\$240,639.70
Fixed Assets	
Equipment	675.00
Land	
Original cost	1,495,000.00
Total Land	1,495,000.00
Machinery & Equipment	
Original cost	1,002.25
Total Machinery & Equipment	1,002.25
Total Fixed Assets	\$1,496,677.25
TOTAL ASSETS	\$1,737,316.95
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
Mortgage	465,800.24
Total Long-Term Liabilities	\$465,800.24
Total Liabilities	\$465,800.24
Equity	
Opening Balance Equity	4,960.82
Owner's Investment	840,000.00
Retained Earnings	345,361.64
Net Revenue	81,194.25
Total Equity	\$1,271,516.71
TOTAL LIABILITIES AND EQUITY	\$1,737,316.95

VILA

A/R Aging Summary

As of April 30, 2024

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Bart, John - 30AA						\$0.00
Bart, John - 26P	1,025.00					\$1,025.00
Total Bart, John - 30AA	1,025.00					\$1,025.00
Brown, Brandon & Bailey, Mark (Okie) - FH	1,100.00					\$1,100.00
Czerwinski, Bob & Marilyn - 16P	1,175.00					\$1,175.00
Dunklau & Rockwell, Jill & Kerri - 9E						\$0.00
Dunklau & Rockwell, Jill & Kerri - 11E	950.00					\$950.00
Total Dunklau & Rockwell, Jill & Kerri - 9E	950.00					\$950.00
Esters, Mitch - 12E	1,050.00					\$1,050.00
Fortier, Paul - Hunting Club		-1,000.00				\$ -1,000.00
Frans, Mark - 13P				-100.00		\$ -100.00
Gahl & Swanger, Susan & Rick - 33P						\$0.00
Gahl & Swanger, Susan & Rick - 22AE	1,175.00					\$1,175.00
Total Gahl & Swanger, Susan & Rick - 33P	1,175.00					\$1,175.00
Giovani, Jon - 30P						\$0.00
Giovani, Jon & Chevi	827.00					\$827.00
Total Giovani, Jon - 30P	827.00					\$827.00
Hall, Todd & Linda - 43P	975.00					\$975.00
Harrington & Leimbach, Travis & Nick - 21EAB			624.24			\$624.24
Hearity & Hoer, Pat & Ashley - 54P	712.50					\$712.50
Hearity & Hoer, Pat & Ashley - 55P	1,025.00					\$1,025.00
Total Hearity & Hoer, Pat & Ashley - 54P	1,737.50					\$1,737.50
Johnson, Brandon & Stacey - 22P			520.20			\$520.20
Johnson, Brandon & Stacey - 35BP/CP			2,100.00			\$2,100.00
Total Johnson, Brandon & Stacey - 22P			2,620.20			\$2,620.20
Leimbach, Nick - 19E			650.25			\$650.25
Mischo, Michael - 52AP	1,275.00					\$1,275.00
Nichols, Dave - 18E	1,075.00					\$1,075.00
Rodgers, Diane - 4P			600.00			\$600.00
Rudol, Austen & Szolek, John - 13E/14E			1,900.00			\$1,900.00
Sayles, DJ & Erika - 23AP/23.5AP			520.20			\$520.20
Shiller, Jessica -36P	3,000.00					\$3,000.00
Swircinski, Richard - 1P	1,075.00					\$1,075.00
Tyrrell, Verne & Jenny - 20P	1,125.00					\$1,125.00
Weed, Mike - 25P	1,275.00					\$1,275.00
Work, Jim & Candy - 28P			2,270.00			\$2,270.00
Yard, Dave & Michele - 23BP			546.21			\$546.21
TOTAL	\$18,839.50	\$ -1,000.00	\$9,731.10	\$ -100.00	\$0.00	\$27,470.60