

## VILLAGE WEST POA - BUDGET 2024

	Forecast Yr. End 2023		TOTAL YEAR BUDGET 2023	NEW BUDGET 2024	
<b>INCOME</b>					
Prior Years Dues (past due)	\$ 720				
Currently Year Mandatory Dues	\$ 10,392		\$ 12,672	\$ 12,840	We usually don't budget for this account 535 currently listed as members
Current Year Voluntary Assessment	\$ 14,380		\$ 12,500	\$ 13,125	105 participates @ \$125
Donations	\$ 3,146		\$ 4,000	\$ 3,000	
Other Specific Donations	\$ -				
Amenity Key Fee (incl LTR)	\$ 27,100		\$ 26,600	\$ 28,275	195 Amenity Keys @ \$145
Transfer Fee (\$300)	\$ 6,600		\$ 7,500	\$ 5,100	
Resale Packet (\$275)	\$ 5,500		\$ 6,875	\$ 4,400	
Architectural Fees	\$ 1,800		\$ 2,500	\$ 1,800	
Clubhouse Rentals	\$ 300		\$ 400	\$ 300	
	\$ -				
<b>Income from Residents</b>	<b>\$ 69,938</b>		<b>\$ 73,047</b>	<b>\$ 68,840</b>	
Associate Membership	\$ 2,500		\$ 1,500	\$ 2,500	
Exercise Group/Water Aerobics	\$ 1,954		\$ 1,200	\$ 1,500	
Web Advertising	\$ -		\$ 250		
Pay Pal & Bank Interest Income	\$ 125		\$ 80	\$ 125	
GVTC Capital Distribution	\$ -		\$ 55	\$ 55	
Miscellaneous	\$ -				
Income from Non Residents	\$ 4,579		\$ 3,085	\$ 4,180	
<b>Total Income</b>	<b>\$ 74,517</b>		<b>\$ 76,132</b>	<b>\$ 73,020</b>	
<b>EXPENSES</b>					
<b>Administrative Expense</b>					
Bank Fees - Pay Pal	\$ 94		\$ 50		
Office Supplies /Stamps/Printing/Recording	\$ 2,624		\$ 2,000	\$ 2,600	
PO Box Rental	\$ 156		\$ 156	\$ 156	
QuickBooks on Line	\$ 1,006		\$ 1,050	\$ 1,100	
Accounting Fees	\$ 435		\$ 1,000	\$ 500	
Misc. Expenses	\$ 50		\$ 1,200	\$ 100	
Website Fees, Internet, & Zoom	\$ 1,685		\$ 200	\$ 1,600	
Committee Annual Expenses	\$ -				
<b>Total Administrative Expense</b>	<b>\$ 6,050</b>		<b>\$ 5,656</b>	<b>\$ 6,056</b>	
<b>Insurance</b>					
Officers & Directors Liability	\$ 9,158		\$ 11,000	\$ 9,200	
Commercial Package Policy	\$ 7,200		\$ 7,000	\$ 7,200	Gen Liab paid in Oct, 2023
<b>Total Insurance</b>	<b>\$ 16,358</b>		<b>\$ 18,000</b>	<b>\$ 16,400</b>	

**COMMENTS**

	Forecast Yr. End 2023	TOTAL YEAR BUDGET 2023	NEW BUDGET 2024
<b>Maintenance</b>			
Trash Service	\$ -	\$ 300	\$ 300
Lawn Service	\$ 990	\$ 1,150	\$ 1,000
Amenity Maint. & Repairs	\$ 2,102	\$ 3,800	\$ 3,000
Pool Service, Equipment, & Inspection	\$ 9,065	\$ 9,000	\$ 9,000
Clubhouse & Park (cleaning, repairs, nightly lock up)	\$ 5,418	\$ 3,800	\$ 3,500
Clubhouse Water heater & plumbing	\$ 3,200		
Misc. Maintenance expense	\$ -		\$ 2,500
VW Sign Maintenance	\$ 24	\$ 200	\$ 200
Amenities locks & keys (incl. repairs)	\$ 898	\$ 300	\$ 900
<b>Total Maintenance Expense</b>	<b>\$ 21,697</b>	<b>\$ 18,550</b>	<b>\$ 20,400</b>
<b>Utilities</b>			
Water	\$ 1,420	\$ 950	\$ 950
Electric	\$ 3,433	\$ 3,500	\$ 3,500
<b>Total Utilities Expense</b>	<b>\$ 4,853</b>	<b>\$ 4,450</b>	<b>\$ 4,450</b>
Real Estate Taxes	\$ 255	\$ 150	\$ 300
<b>Total Taxes Expense</b>	<b>\$ 255</b>	<b>\$ 150</b>	<b>\$ 300</b>
<b>Legal</b>			
POA Counsel - general	\$ 11,950	\$ 5,000	\$ 3,500
Legal for Deed Enforcement	\$ -		\$ 5,000
Meetings			
<b>Total Legal Expense</b>	<b>\$ 11,950</b>	<b>\$ 5,000</b>	<b>\$ 8,500</b>
<b>Events</b>			
Misc. Social Events	\$ -		\$ 500
Pool Social & National Night Out	\$ 1,309	\$ 1,000	\$ 1,000
<b>Total Events Expense</b>	<b>\$ 1,309</b>	<b>\$ 1,000</b>	<b>\$ 1,500</b>
<b>Total Operating Expenses</b>	<b>\$ 62,471</b>	<b>\$ 52,806</b>	<b>\$ 57,606</b>
<b>Projects (Board Approved)</b>			
Projects per Budget	\$ 1,950	\$ 12,500	\$ 13,125
New Projects	\$ 3,204		
<b>Total Projects Expense</b>	<b>\$ 5,154</b>	<b>\$ 12,500</b>	<b>\$ 13,125</b>
<b>Grand Total Monthly Expenses</b>	<b>\$ 67,625</b>	<b>\$ 65,306</b>	<b>\$ 70,731</b>
<b>PROFIT/(LOSS) - Unaudited</b>	<b>\$ 6,892</b>	<b>\$ 10,826</b>	<b>\$ 2,289</b>

unforeseen maintenance expenses

Assumes one major enforcement item

equals to revenue for VSA  
Pool chlorinator in 2023

Cash remain to increase bank reserve for unforeseen future expenses

**2024 Voluntary Special Assessment for Project Improvements**

<b>Projected Member Participation</b>	<b>105</b>
<b>Project Improvement Items</b>	<b>Projected Costs</b>
<b>Irene Property Improvements - Includes Basketball court resurface</b>	<b>\$ 10,000</b>
<b>Clubhouse Improvements on Amanda</b>	<b>\$ 3,125</b>
<b>Total Projected Costs for 2024</b>	<b>\$ 13,125</b>
<b>Voluntary Special Assessment Per Projected Member Participate</b>	<b>\$ 125</b>