

VILLAGE WEST POA - BUDGET 2025

	Projected Year 2024	Budget Year 2024	New Budget Year 2025
INCOME			
Prior Years Dues (past due)	\$ 1,152		
Currently Year Mandatory Dues	\$ 9,648	\$ 12,840	\$ 12,840
Current Year Voluntary Assessment	\$ 7,426	\$ 13,125	\$ 7,500
Donations	\$ 3,863	\$ 3,000	\$ 3,000
Other Specific Donations	\$ 200		
Amenity Key Fee (incl LTR)	\$ 24,055	\$ 28,275	\$ 25,000
Transfer Fee (\$300)	\$ 6,600	\$ 5,100	\$ 7,200
Resale Packet (\$275)	\$ 5,225	\$ 4,400	\$ 5,550
Architectural Fees	\$ 1,325	\$ 1,800	\$ 1,500
Clubhouse Rentals	\$ 375	\$ 300	\$ 400
	\$ -		
Income from Residents	\$ 59,869	\$ 68,840	\$ 62,990
Associate Membership	\$ 750	\$ 2,500	\$ 750
Exercise Group/Water Aerobics	\$ 1,808	\$ 1,500	\$ 2,000
Web Advertising	\$ -		
Pay Pal & Bank Interest Income	\$ 125	\$ 125	\$ 150
GVTC Capital Distribution	\$ -	\$ 55	\$ 55
Miscellaneous	\$ -		
Income from Non Residents	\$ 2,683	\$ 4,180	\$ 2,955
Total Income	\$ 62,552	\$ 73,020	\$ 65,945
EXPENSES			
Administrative Expense			
Bank Fees - Pay Pal	\$ 252		\$ 250
Office Supplies /Stamps/Printing/Recording	\$ 606	\$ 2,600	\$ 1,000
PO Box Rental	\$ 166	\$ 156	\$ 200
QuickBooks on Line	\$ 1,185	\$ 1,100	\$ 1,200
Accounting Fees	\$ 500	\$ 500	\$ 500
Misc. Expenses	\$ -	\$ 100	\$ 200
Website Fees, Internet, & Zoom	\$ 1,387	\$ 1,600	\$ 1,600
Committee Annual Expenses	\$ -		
Total Administrative Expense	\$ 4,096	\$ 6,056	\$ 4,950
Insurance			
Officers & Directors Liability	\$ 1,603	\$ 9,200	\$ 1,700
Commercial Package Policy	\$ 8,162	\$ 7,200	\$ 8,200
Total Insurance	\$ 9,765	\$ 16,400	\$ 9,900

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Maintenance			
Trash Service	\$ -	\$ 300	\$ 400
Lawn Service including shrubbery/bed maintenance	\$ 1,095	\$ 1,000	\$ 1,200
Amenity Maint. & Repairs	\$ 1,684	\$ 3,000	\$ 2,500
Pool Service, Equipment, & Inspection	\$ 12,214	\$ 9,000	\$ 12,500
Clubhouse & Park (cleaning, repairs, nightly lock up)	\$ 6,368	\$ 3,500	\$ 6,500
Clubhouse Water heater & plumbing	\$ 2,508		\$ 1,000
Misc. (survey costs for Irene)	\$ 1,600	\$ 2,500	\$ 1,500
VW Sign Maintenance	\$ 307	\$ 200	\$ 200
Amenities locks & keys (incl. repairs)	\$ 965	\$ 900	\$ 1,000
Total Maintenance Expense	\$ 26,742	\$ 20,400	\$ 26,800
Utilities			
Water	\$ 964	\$ 950	\$ 900
Electric	\$ 3,700	\$ 3,500	\$ 4,000
Total Utilities Expense	\$ 4,664	\$ 4,450	\$ 4,900
Real Estate Taxes	\$ 300	\$ 300	\$ 300
Total Taxes Expense	\$ 300	\$ 300	\$ 300
Legal			
POA Counsel - general	\$ 2,300	\$ 3,500	\$ 2,000
Legal for Deed Enforcement	\$ -	\$ 5,000	\$ 5,000
Meetings			
Total Legal Expense	\$ 2,300	\$ 8,500	\$ 7,000
Events			
Misc. Social Events (Dumpster Day)	\$ 2,586	\$ 500	\$ 2,000
Pool Social & National Night Out	\$ 712	\$ 1,000	\$ 1,000
Total Events Expense	\$ 3,299	\$ 1,500	\$ 3,000
Total Operating Expenses	\$ 51,165	\$ 57,606	\$ 56,850
Projects (Board Approved)			
Projects per Budget	\$ 780	\$ 13,125	\$ 7,500
New Projects	\$ -		
Total Projects Expense	\$ 780	\$ 13,125	\$ 7,500
Grand Total Monthly Expenses	\$ 51,945	\$ 70,731	\$ 64,350
PROFIT/(LOSS) with Current Year Project Costs- Unaudited	\$ 10,607	\$ 2,289	\$ 1,595
Less: Current Year Expenses for Prior Year Projects Approved			\$ 10,000
Ending Profit/(Loss) with Prior Year Projects Paid in Current Year			\$ (8,405)

Cash remain to increase bank reserve for unforeseen future expenses

Voluntary Special Assessment for Project Improvements			
Projected Member Participation	105		57
	Budget 2024		Budget 2025
Project Improvement Items	Projected Costs		Projected Costs
Irene Property Improvements - access improvements and court repair	\$ 10,000		\$ 8,000
Clubhouse Improvements on Amanda	\$ 3,125		
Total Projected Costs for 2024	\$ 13,125		\$ 8,000
Voluntary Special Assessment Per Projected Member Participate	\$ 125		\$ 140