

VATC 2026 Budget Draft

	2026	2025
INCOME		
Association Dues	\$276,864.00	\$256,392.00
Clubhouse Reservations	\$2,280.00	\$2,760.00
TOTAL INCOME	\$279,144.00	\$259,152.00
OTHER INCOME		
Late Fee	\$300.00	\$300.00
Legal Fees Income	\$660.00	\$900.00
TOTAL OTHER INCOME	\$960.00	\$1,200.00
TOTAL REVENUE	\$280,104.00	\$260,352.00
EXPENSES		
Repairs & Maintenance	\$3,216.00	\$2,640.00
Snow Removal	\$3,458.00	\$3,049.00
Grounds Maintenance	\$137,535.00	\$127,814.00
Landscaping Misc.	\$5,000.00	\$7,500.00
Landscape Committee	\$3,500.00	\$0.00
Pond Maintenance	\$4,800.00	\$4,000.00
Electricity Clubhouse	\$2,880.00	\$3,252.00
Gas Clubhouse	\$2,800.00	\$1,350.00
Repairs and Maintenance Clubhouse	\$2,340.00	\$2,160.00
Exterminating Clubhouse	\$360.00	\$360.00
Cleaning Services Clubhouse	\$3,300.00	\$2,040.00
Interior Supplies Clubhouse	\$200.00	\$180.00
Exterior Supplies Clubhouse	\$100.00	\$100.00
Communications Committee	\$200.00	\$0.00
Security	\$1,800.00	\$1,680.00
Electricity	\$8,160.00	\$7,128.00
Stormwater Fees	\$2,520.00	\$0.00
Management Fees	\$32,370.00	\$29,760.00
Social Engagement Committee	\$1,200.00	\$3,000.00
Insurance	\$3,005.00	\$2,862.00
Bank Charges	\$180.00	\$144.00
Register/Annual Report	\$100.00	\$105.00
Legal Fees	\$2,000.00	\$2,400.00
Tax Return-Review	\$400.00	\$440.00
Copies, Mailings, Postage	\$1,080.00	\$1,500.00
Capital Reserve HOA	\$50,400.00	\$48,000.00
Operating Reserve HOA	\$7,200.00	\$8,888.00
TOTAL OPERATING EXPENSES	\$280,104.00	\$260,352.00
NET INCOME	\$0.00	\$0.00

Single Family Homes: \$142 per month

Townhomes: \$117 per month

Based on 146 single family homes and 20 townhomes.

Reflects a 5% increase in dues.