

VATC 2025 Budget Final

	2025	2024
INCOME		
Association Dues	\$256,392.00	\$240,480.00
Clubhouse Reservations	\$2,760.00	\$2,760.00
TOTAL INCOME	\$259,152.00	\$243,240.00
OTHER INCOME		
Late Fee	\$300.00	\$300.00
Legal Fees Income	\$900.00	\$900.00
TOTAL OTHER INCOME	\$1,200.00	\$1,200.00
TOTAL REVENUE	\$260,352.00	\$244,440.00
EXPENSES		
Repairs & Maintenance	\$2,640.00	\$3,060.00
Snow Removal	\$3,049.00	\$3,401.00
Grounds Maintenance	\$127,814.00	\$116,400.00
Pond Maintenance	\$4,000.00	\$6,180.00
Landscaping Misc.	\$7,500.00	\$7,500.00
Electricity Clubhouse	\$3,252.00	\$1,920.00
Gas Clubhouse	\$1,350.00	\$1,797.00
Repairs and Maintenance Clubhouse	\$2,160.00	\$1,800.00
Exterminating Clubhouse	\$360.00	\$420.00
Cleaning Services Clubhouse	\$2,040.00	\$1,980.00
Interior Supplies Clubhouse	\$180.00	\$174.00
Exterior Supplies Clubhouse	\$100.00	\$60.00
Security	\$1,680.00	\$1,404.00
Electricity	\$7,128.00	\$6,204.00
Management Fees	\$29,760.00	\$28,458.00
Committee Expenses	\$3,000.00	\$960.00
Insurance	\$2,862.00	\$2,538.00
Bank Charges	\$144.00	\$144.00
Register/Annual Report	\$105.00	\$105.00
Legal Fees	\$2,400.00	\$1,200.00
Tax Return-Review	\$440.00	\$415.00
Copies, Mailings, Postage	\$1,500.00	\$1,080.00
Capital Reserve HOA	\$48,000.00	\$44,700.00
Operating Reserve HOA	\$8,888.00	\$12,540.00
TOTAL OPERATING EXPENSES	\$260,352.00	\$244,440.00
NET INCOME	\$0.00	\$0.00

Single Family Homes: \$135 per month

Townhomes: \$111 per month

Based on 141 single family homes and 21 townhomes.

BASED ON DUES REMAINING THE SAME IN 2025