

VATC 2024 Budget Final

	2024	2023
INCOME		
Association Dues	\$240,480.00	\$229,752.00
Clubhouse Reservations	\$2,760.00	\$2,760.00
TOTAL INCOME	\$243,240.00	\$232,512.00
OTHER INCOME		
Late Fee	\$300.00	\$0.00
Legal Fees Income	\$900.00	\$0.00
TOTAL OTHER INCOME	\$1,200.00	\$0.00
TOTAL REVENUE	\$244,440.00	\$232,512.00
EXPENSES		
Repairs & Maintenance	\$3,060.00	\$2,520.00
Snow Removal	\$3,401.00	\$3,384.00
Grounds Maintenance	\$116,400.00	\$116,670.00
Pond Maintenance	\$6,180.00	\$3,600.00
Landscaping Misc.	\$7,500.00	\$2,400.00
Electricity Clubhouse	\$1,920.00	\$2,196.00
Gas Clubhouse	\$1,797.00	\$1,255.00
Repairs and Maintenance Clubhouse	\$1,800.00	\$2,868.00
Exterminating Clubhouse	\$420.00	\$324.00
Cleaning Services Clubhouse	\$1,980.00	\$2,172.00
Interior Supplies Clubhouse	\$174.00	\$108.00
Exterior Supplies Clubhouse	\$60.00	\$60.00
Security	\$1,404.00	\$612.00
Electricity	\$6,204.00	\$5,028.00
Management Fees	\$28,458.00	\$27,000.00
Committee Expenses	\$960.00	\$756.00
Telephone & Internet	\$0.00	\$732.00
Insurance	\$2,538.00	\$2,400.00
Bank Charges	\$144.00	\$168.00
Register/Annual Report	\$105.00	\$105.00
Legal Fees	\$1,200.00	\$900.00
Tax Return-Review	\$415.00	\$410.00
Copies, Mailings, Postage	\$1,080.00	\$672.00
Community Events	\$0.00	\$120.00
Miscellaneous	\$0.00	\$120.00
Capital Reserve HOA	\$44,700.00	\$41,772.00
Operating Reserve HOA	\$12,540.00	\$14,160.00
TOTAL OPERATING EXPENSES	\$244,440.00	\$232,512.00
NET INCOME	\$0.00	\$0.00

Single Family Homes: \$135 per month

Townhomes: \$111 per month

Based on 132 single family homes and 20 townhomes.

DUES INCREASING BY \$4 PER MONTH IN 2024