

# VILLAGE HOA BUDGET

P&L Cash Position 12-31-24 - May 1, 2025 thru April 30, 2026 and 2025-26 Projected Budget

		Projected 5-1-24 to 4/30/2025	Actual 2024-25	Projected 5-1-25 to 4-30-26	
	<b>Income</b>				<b>Assessment Per Month 71 Homes</b>
1	HOA Fees	\$238,560.00	\$240,548.00	\$238,560.00	\$280.00
2	Other (opener, transfer + Interest inc.)	\$736.00	\$8,600.00	\$650.00	
3	Insurance assessment	\$30,175.00	\$33,150.00	\$33,189.00	
4	<b>Total Income</b>	<b>\$239,296.00</b>	<b>\$249,148.00</b>	<b>\$239,210.00</b>	
	<b>Operating Expenses</b>				
5	Management	\$ 14,400.00	\$14,400.00	\$ 14,400.00	\$16.90
6	Administrative Professional Fees	\$ 4,200.00	\$4,416.00	\$ 4,500.00	\$5.28
7	Bank Charges + Lic. + Tax	\$1,250.00	\$1,577.00	\$1,350.00	\$1.58
8	Postage / Printing / web-site	\$1,000.00	\$550.00	\$1,000.00	\$1.17
9	Landscaping (Annual Contract)	\$62,400.00	\$62,400.00	\$63,600.00	\$74.65
10	Snow Removal (salt & ice-melt)	\$3,650.00	\$2,300.00	\$4,000.00	\$4.69
11	Sprinkler up-date & repairs	\$5,000.00	\$5,233.00	\$5,500.00	\$6.46
12	Comcast Cable - Basic	\$28,100.00	\$27,916.00	\$29,500.00	\$34.62
13	Insurance - Property-Liability-D&O	\$28,400.00	\$50,162.00	\$29,055.00	\$34.10
14	Entry Gate maint & Phone	\$1,700.00	\$1,000.00	\$1,900.00	\$2.23
15	Utility (power + gas)	\$4,400.00	\$4,560.00	\$4,500.00	\$5.28
16	Water for pool & common area	\$13,500.00	\$16,600.00	\$16,000.00	\$18.78
17	Garbage pick-up (fuel charge)	\$10,180.00	\$10,200.00	\$10,500.00	\$12.32
18	Legal / Accounting	\$750.00	\$1,522.00	\$1,000.00	\$1.17
19	Pool Operations & Chemicals & Maint.	\$7,200.00	\$7,200.00	\$7,800.00	\$9.15
20	Common Maint - Landscape maint. & lights	\$9,800.00	\$7,500.00	\$10,500.00	\$12.32
21	Misc. - Social / Annual Mtg.	\$1,800.00	\$1,780.00	\$1,800.00	\$2.11
22	Reinvestment account annual contributions	\$23,856.00	\$23,856.00	\$23,856.00	\$28.00
	Additional Reinvestment contribution 2024-25	\$17,040.00		\$217,761.00	\$255.59
		\$221,536.00		\$20,815.00	\$24.41
23	<b>Total Operating Expense</b>	<b>\$238,576.00</b>	<b>\$243,172.00</b>	<b>\$238,576.00</b>	<b>\$280.00</b>
24	<b>Excess (Deficit) Operations</b>		\$5,976.00		
	<b>Total Renvestement Income</b>	<b>\$40,896.00</b>	<b>\$29,832.00</b>	<b>\$44,671.00</b>	
	<b>Net Reserves / Projected Capital Projects</b>	<b>\$10,000.00</b>		<b>\$24,671.00</b>	
26	Security Cmeras Enrance & Pool		\$3,975.00		
27	Sprinkler Valves - clocks, lights,		\$3,802.00		
28	Entrance Gates-lights vinyl fencing & repar		\$2,255.00		
29	Concrete Repair & lifting		\$6,250.00		
30	Tree Maint & Pool & Spa		\$4,344.00		
	<b>(Surplus) Capital Operations</b>	<b>\$0.00</b>	<b>\$3,206.00</b>	<b>\$0.00</b>	
Balance as of 12/31/24 (Reinvestment)		\$ 73,790.00			
Balance as of 12/31/24 (Checking)		\$ 24,187.00			
<b>Total Assets</b>		<b>\$ 97,977.00</b>			