

VGHOA 2019 Proposed Budget

	Sep 28, 2018			
	Budget	Actual Thru Sep	Projected	Budget
MAINTENANCE EXPENSES	2018	2018	2018	2019
Landscape				
lawncare	12,800			13,000
water	8,200			8,200
sprinklers	2,750			2,750
snow removal	7,000			9,000
trees, spray	450			475
trees, prune	2,500			2,500
tree removal/replacement	1,200			1,200
crackfill	0			3,000
seal coat	6,000			0
Treasurer				
maintenance fund miscellaneous	1,600			4,000
Architecture				
painting	0			0
fence painting	0			0
gutters clean/repl.	2,000			2,000
window wells	3,000			3,000
Non-Discretionary				
insurance	15,700			16,219
street lights	1,000			1,100
trash removal	6,200			6,400
miscellaneous	3,800			2,950
MAINTENANCE EXPENSES	74,200			75,794
RESERVE FUNDING				
Additions to Insurance Reserve Fund	0			0
Additions to Replacement Reserve Fund	38,700			38,700
TOTAL RESERVE FUNDING	38,700			38,700
TOTAL EXPENSES + RESERVE FUNDING	112,900	0	0	114,494
REPLACEMENT EXPENSES (from Replacement Reserve Fund)				
Private Road/Asphalt				0
Sprinkler System				0
Sprinkler System Controllers & Clocks				0
Roof				0
Parkside Curbing and Adjacent Sidewalks	2,000			4,000
Driveways	0			5,000
Decks and Fences	30,700			0
Water, Sewer, Electrical Connections to Units				0
Concrete Sidewalks from Driveway to Front Patio	0			3,000
Window Wells	6,000			24,000
Skylights	0			0
TOTAL REPLACEMENT EXPENSES	38,700			36,000
REVENUE				
HOA Dues/Unit/Quarter	700			710
HOA Dues	112,000	0	0	113,600
Interest	900			900
TOTAL REVENUE	112,900	0	0	114,500
TOTAL MAINTENANCE + RESERVE FUNDING	112,900			114,494
Deficit/(Surplus)	0	0	0	6
RESERVE FUNDS				
Maintenance Reserve Fund				
Maintenance Fund Starting Balance	10,214			10,214

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Maintenance Cumulative Surplus/(Deficit)	0	0	0	6
Maintenance Fund Ending Balance	10,214			10,220
Insurance Reserve Fund				
Insurance Fund Starting Balance	16,126			16,126
Insurance Fund Contributions	0			0
Insurance Fund Expenses	0	0	0	0
Insurance Fund Ending Balance	16,126			16,126
Replacement Reserve Fund				
Replacement Fund Starting Balance	82,489			82,489
Replacement Fund Contributions	38,700	0	0	38,700
Replacement Fund Expenses	-38,700	0	0	-36,000
Replacement Fund Ending Balance	82,489			85,189
TOTAL RESERVE FUNDS (at end of year)	108,829	0	0	111,535
SUMMARY				
Income	112,900	0	0	114,500
Expenses + Reserve Funding	112,900	0	0	114,494
Net	0	0	0	6
Maintenance Fund at year-end	10,214	0	0	10,220
Insurance Reserve Fund at year-end	16,126	0	0	16,126
Replacement Reserve Fund at year-end	82,489	0	0	85,189
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