

VCR HOA 2021 Budget Vs. Actual & 2022 Proposed Budget

3br - \$275 (48 units) 2br - \$240 (18 units)	Proposed 2021	Actual 2021	Over Budget 2021	Proposed 2022
Operating Revenues				
Assessments and Fees	\$210,240			
TOTAL INCOME	\$210,240	\$211,256.77	\$1,016.77	\$210,240
Operating Expenses				
Accounting	\$5,000	\$3,650	-\$1,350	\$5,250
Association Meetings	\$750	\$456.35	-\$293.65	\$800
Bank & Merchant Deposit	\$2,220	\$2,266.28	-\$46.28	\$2,331
Dues & Subscriptions	\$50	\$29	-\$21	\$53
Contingency (Misc.)	\$13,000	\$0	-\$13,000	\$14,300
General Maintenance	\$32,000	\$28,796.80	-\$3,203.20	\$39,000
Insurance	\$2,900	\$4,375	\$1,475	\$3,330
Landscape Maintenance	\$68,000	\$64,290.26	-\$3,709.74	\$70,071
Management Fee	\$0	\$0	\$0	\$0
Office Expense	\$200	\$125.85	-\$74.15	\$210
Other Gen. & Admin Expense	\$230	\$94.70	-\$135.30	\$242
Snow Removal	\$22,130	\$13,700	-\$8,430	\$22,130
Utilities - Electricity	\$600	\$343.64	-\$256.36	\$800
Utilities - Water	\$12,000	\$7,920	-\$4,080	\$12,600
Website	\$190	\$261.04	\$71.04	\$200
Reserve - Future Maintenance	\$50,970	\$50,970	\$0	\$38,923.00
TOTAL EXPENSES	\$210,240	\$177,278.92	-\$33,053.64	\$210,240

Budgeted Gen. Maintenance '21

Staining - 18 units	20,000
Stucco Painting - 5 units	3,600
Driveway Sealing - 19 Units	3,800
Pond	2,100
Misc. 7.8%	2,500
TOTAL	32,000

Budgeted Landscape Maintenance '21

Base Price	\$49,030
Bark Mulch	\$5,000
Irrigation Repairs	\$5,000
Tree Spraying 2X	\$1,700
Tree Fertilizer 2X	\$1,700
Misc.	\$5,500
TOTAL	\$67,930

Dues & Subscriptions \$50

HOA License & SOS Annual Report

Other Gen. & Admin Expense \$230

PO Box & Zoom

Snow Removal (16 storms) \$22,130

Budgeted Gen. Maintenance '22

Staining - 13 units	11,505
Stucco Painting - 9 units	6,300
Trim/Siding - 8 Units	11,760
Driveway - 11 Units	1,915
Pond	2,100
Wooden Steps	2,000
Misc. 8%	3,420
TOTAL	39,000

Budgeted Landscape Maint. '22

Base Price	\$51,171
Bark Mulch / Stone	\$5,000
Irrigation Repairs	\$5,000
Tree Spraying 2X	\$1,700
Tree Fertilizer 2X	\$1,700
Misc.	\$5,500
TOTAL	\$70,071

Electricity '21 \$600 2 mtrs @ \$22/mth

Electricity '22 \$800 3 mtrs @ \$22/mth