

Pleasant Pointe Property Owners Association of Virginia, Inc.
2024 YTD Budget v. Actual Through 9/1/2024 (Includes Any 2024 Income or Expenses from 2023)

General Account 2024 Budget Plan		Budget	Actual 9.1.24	Variance	Notes
Income:					
	Annual Dues (42 lots @ \$300)	\$ 12,600.00	\$ 12,600.00	\$ -	
	Mowing Fees (16 undeveloped lots participating @ \$270.00 per lot)	\$ 4,080.00	\$ 4,320.00	\$ (240.00)	Budgetted 15 lots; 16 participated
	Income from Fees for Online Dues Payments (QuickBooks)	\$ -	\$ 200.00	\$ (200.00)	
	Disclosure Packet Fees (Estimated 3 packets @ \$70.00)	\$ 210.00	\$ 140.00	\$ 70.00	Brooks, Skovranko
	Capital Contribution from New Buyers	\$ -	\$ 2,500.00	\$ (2,500.00)	Seetharaman 2, Matthews, Skovranko, Brooks
	Total Income	\$ 16,890.00	\$ 19,760.00	\$ (2,870.00)	
Expenses:					
Administrative					
	General Administrative (printing, mailing, supplies)	\$ 250.00	\$ 13.60	\$ 236.40	Sending Dues Bills
	US Post Office Box #65, Heathsville, VA 22473	\$ 100.00	\$ 100.00	\$ -	
	Common Interest Community Board Annual Report & Renewal (payable each 2/28)	\$ 40.00	\$ 30.00	\$ 10.00	
	Virginia State Corporation Commission Report	\$ 30.00	\$ 30.00	\$ -	
	Set up on Quickbooks 10 hours @ \$50/hour (2/3 General 1/3 Water)	\$ 375.00	\$ -	\$ 375.00	
	Subscription to Quickbooks - \$35/month (1/2 General and 1/2 Water)	\$ 210.00	\$ 112.00	\$ 98.00	1 month @\$9; 6@\$30; 1@\$35/2
	Bookkeeper - Assistant to Treasurer @\$50.00/hour (2/3 General 1/3 Water)	\$ 375.00	\$ -	\$ 375.00	
	PPPOA Website	\$ 400.00	\$ -	\$ 400.00	
	QuickBooks Transaction Fees Charged to PPPOA for Online Dues Payments	\$ -	\$ 172.18	\$ (172.18)	
Insurance Expenses					
	Liability Insurance, includes employee dishonesty coverage (Agent: Hubbard Insurance)	\$ 354.00	\$ -	\$ 354.00	Will auto-deduct on 9/8
	Directors & Officers Insurance Coverage	\$ 1,000.00	\$ -	\$ 1,000.00	Renews on 10/27. Billed through Hubbard Ins.
Legal Expenses					
	Review of Governance Documents / Disclosure Packet	\$ 500.00	\$ -	\$ 500.00	
	Registered Agent for Virginia State Corporation Commission	\$ 490.00	\$ -	\$ 490.00	Ed Weiner is Registered Agent. No fee.
Grounds & Maintenance					
	Mowing Contractor: Bay Cutters (payable by March 1st)				Total contract = \$7,286
	. Common Area	\$ 2,957.00	\$ 2,957.00	\$ -	
	. Undeveloped Lots (16)	\$ 4,083.00	\$ 4,320.00	\$ (237.00)	16 lots vs. 15 lots
	Boat Launch/Dock Repair	\$ 1,500.00	\$ -	\$ 1,500.00	
	Cardinal Court Repair/Resurfacing	\$ 2,500.00	\$ -	\$ 2,500.00	
	General Grounds and Maintenance (G&M)	\$ 1,500.00	\$ 350.00	\$ 1,150.00	Additional landscape blanket, Gravel at Well 2
	Total Expenses	\$ 16,664.00	\$ 8,084.78	\$ 8,579.22	
**Reserve Fund Allocation to be transferred from General Operating Account in General Reserves = \$1,500					
*Capital Contribution fees of \$1,000 anticipated and will be applied directly to the General Reserve Account					
					\$2,000 transferred to Reserves on 4/15/2024
					4 fees (\$2k) transferred to Reserves 4/15/2023. Matthews \$500 Cap Contribution to be transferred.

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Water Account 2024 Budget Plan		Budget	Actual 9.1.24	Variance	Notes
Income					
	Water Fees - Annual Payments (19 lots @ \$250)	\$ 4,750.00	\$ 4,750.00	\$ -	
	Water System New Hook-up Fee** (1 @ \$3200 hook-up fee)	\$ 3,200.00	\$ -	\$ 3,200.00	
	Total Income	\$ 7,950.00	\$ 4,750.00	\$ 3,200.00	
Expenses					
Administrative					
	General Administrative (printing, mailing, supplies)	\$ 75.00	\$ -	\$ 75.00	Sending Dues Bills
	Subscription to Quickbooks - \$35/month (1/2 General and 1/2 Water)	\$ 210.00	\$ 112.00	\$ 98.00	1 month @\$9; 6@\$30; 1@\$35/2
	Set up on Quickbooks 10 hours @ \$50/hour (2/3 General 1/3 Water)	\$ 125.00	\$ -	\$ 125.00	
	Bookkeeper - Assistant to Treasurer @\$50.00/hour (2/3 General 1/3 Water)	\$ 125.00	\$ -	\$ 125.00	
Utilities					
	NNEC Power to the 3 Well Pumps	\$ 1,440.00	\$ 866.51	\$ 573.49	Auto-pays on 19th of following month
Well System					
	Water System Repairs & Maintenance (pump, well site prep, etc.)	\$ 1,500.00	\$ 1,786.00	\$ (286.00)	Well 2 Tree, Pipe Repairs, Sump Pump, Switch
	Well Pest Control @ \$300 each treatment 2x/year	\$ 600.00	\$ 275.00	\$ 325.00	Treat in April and October
	Well Water Testing (2x per year @ \$65/well)	\$ 390.00	\$ 180.00	\$ 210.00	Test in spring/fall
	Well Water Treatment (2x per year)	\$ 550.00	\$ 250.00	\$ 300.00	Treat after testing in spring/fall
	Back-Up Generator Maintenance	\$ 250.00	\$ 425.70	\$ (175.70)	
	Water Valve Installation for New Residential Hook Up (1 @ \$750)	\$ 750.00	\$ -	\$ 750.00	
Legal Expenses					
	Legal Fees (For revised Water Agreement, etc.)	\$ -	\$ 807.50	\$ (807.50)	
Reserve Fund Allocation					
	Reserve Fund Allocation (\$2,200 from New Hook-up fee**, if collected)	\$ 2,200.00	\$ -	\$ 2,200.00	
	Total Expense	\$ 8,215.00	\$ 4,702.71	\$ 3,512.29	
*Reserve Fund Allocation to be transferred from Water Operating Account to Water Reserves = \$2,000					Transferred into Reserves on 4/15/2024
** Water System Hook-up Fee collected and applied to Water Reserve Account, if a new property is connected to the system.					