

Pleasant Pointe Property Owners Association of Virginia, Inc.

2024 Budget

| General Account 2024 Budget Plan | | | |
|---|--|-----------|------------------|
| Income: | | | |
| | Annual Dues (42 lots @ \$300) | \$ | 12,600.00 |
| | Mowing fees for 18 undeveloped lots (15 participating @ \$272.00 per lot) | \$ | 4,080.00 |
| | Disclosure Packet Fees (Estimated 3 packets @\$70.00) | \$ | 210.00 |
| | Total Income | \$ | 16,890.00 |
| Expenses: | | | |
| Administrative | | | |
| | General Administrative (printing, mailing, supplies) | \$ | 250.00 |
| | US Post Office Box #65, Heathsville, VA 22473 | \$ | 100.00 |
| | Common Interest Community Board Annual Report & Renewal (payable February 28th) | \$ | 40.00 |
| | Virginia State Corporation Commission Report | \$ | 30.00 |
| | Set up on Quickbooks 10 hours @ \$50/hour (2/3 General 1/3 Water) | \$ | 375.00 |
| | Subscription to Quickbooks - \$35/month (1/2 General and 1/2 Water) | \$ | 210.00 |
| | Bookkeeper - Assistant to Treasurer @\$50.00/hour (2/3 General 1/3 Water) | \$ | 375.00 |
| | PPPOA Website - | \$ | 400.00 |
| Insurance Expenses | | | |
| | Liability Insurance, including includes dishonesty coverage (Agent: Hubbard Insurance) | \$ | 354.00 |
| | Directors & Officers Insurance Coverage | \$ | 1,000.00 |
| Legal Expenses | | | |
| | Review of Governance Documents / Disclosure Packet | \$ | 500.00 |
| | Registered Agent for Virginia State Corporation Commission | \$ | 490.00 |
| Grounds & Maintenance | | | |
| | Mowing Contractor: Bay Cutters (payable by March 1st) | | |
| | Common Area | \$ | 2,957.00 |
| | Undeveloped Lots (16) | \$ | 4,083.00 |
| | Boat Launch/Dock Repair | \$ | 1,500.00 |
| | Cardinal Court Repair/Resurfacing | \$ | 2,500.00 |
| | General Grounds and Maintenance (G&M) | \$ | 1,500.00 |
| Reserve Fund Allocation* | General Account | \$ | 2,000.00 |
| | Total Expenses | \$ | 18,664.00 |
| *Capital Contribution fees of \$1,000 anticipated and will be applied directly to the General Reserve Account | | | |

Pleasant Pointe Property Owners Association of Virginia, Inc.

2024 Budget

| Water Account 2024 Budget Plan | | |
|--|---|---------------------|
| Income | | |
| | Water Fees - Annual Payments (19 lots @ \$250) | \$ 4,750.00 |
| | Water System New Hook-up Fee** (1 @ \$3200 hook-up fee) | \$ 3,200.00 |
| | Total Income | \$ 7,950.00 |
| Expenses | | |
| Administrative | | |
| | General Administrative (printing, mailing, supplies) | \$ 75.00 |
| | Subscription to Quickbooks - \$35/month (1/2 General and 1/2 Water) | \$ 210.00 |
| | Set up on Quickbooks 10 hours @ \$50/hour (2/3 General 1/3 Water) | \$ 125.00 |
| | Bookkeeper - Assistant to Treasurer @\$50.00/hour (2/3 General 1/3 Water) | \$ 125.00 |
| Utilities | | |
| | NNEC Power to the 3 Well Pumps | \$ 1,440.00 |
| Well System | | |
| | Water System Repairs & Maintenance (pump, well, site prep, etc.) | \$ 1,500.00 |
| | Well Pest Control @ \$3005 each treatment 2 x/year | \$ 600.00 |
| | Well Water Testing (2 x per year @ \$65/well) | \$ 390.00 |
| | Well Water Treatment (2x per year) | \$ 550.00 |
| | Back-Up Generator Maintenance | \$ 250.00 |
| | Water Valve Installation for New Residential Hook Up (1 @ \$750) | \$ 750.00 |
| Legal Expenses | | |
| | Legal Fees (For revised Water Agreement, etc.) | \$ - |
| Reserve Fund Allocation | | |
| | Reserve Fund Allocation (Transfer from Water Account to Water Reserve) | \$ 2,000.00 |
| | Reserve Fund Allocation (\$2200 from New Hook-up fee**, if collected) | \$ 2,200.00 |
| | Total Expense | \$ 10,215.00 |
| ** Water system new hook-up fee collected and applied to Water Reserve Account if a property is connected to the system. | | |