VIC'S LANDING - SHARED

FY2025 BUDGET

Shared Expenses	Estimated Actuals	2024 Budget	Difference	2025 Budget
Income				
Shared Allocation - Condo A	14,731.68	$ 25,963.22	$ 11,231.54	$ 28,295.00
Shared Allocation - Condo B	11,231.52			
Shared Allocation - Duplex/Shared	30,414.00	$ 30,414.06	$ 0.06	$ 33,145.57
Operating Interest Income - Shared				
Total Income	**$ 56,377.20**	**$ 56,377.28**	$ (0.08)	**$ 61,440.56**
Shared Expense				
Repairs & Maintenance - General	1,052.83	$ 450.00	$ (602.83)	$ 1,500.00
Sanitary Sewer Lift Station	259.00	$ 1,000.00	$ 741.00	$ 1,000.00
Landscaping	5,511.25	$ 6,597.25	$ 1,086.00	$ 6,600.00
Plow Contract	9,150.00	$ 9,000.00	$ (150.00)	$ 9,450.00
Snow Shoveling	9,150.00	$ 9,000.00	$ (150.00)	$ 9,450.00
Trash Removal	4,719.72	$ 4,686.78	$ (32.94)	$ 4,908.51
Water	2,337.87	$ 1,588.73	$ (749.14)	$ 2,431.38
Domestic Water Main PRV	0.00	$ 100.00	$ 100.00	$ 100.00
Accounting	-625.00	$ 250.00	$ 875.00	$ 250.00
Bank Fees	0.00		$ -	$ 432.00
Insurance Expense	1,004.63	$ 1,000.00	$ (4.63)	$ 1,205.56
Insurance Key Policy Expense	198.00		$ (198.00)	
Legal & Enforcement	995.00	$ 500.00	$ (495.00)	$ 1,000.00
Meeting Expenses	0.00	$ 250.00	$ 250.00	$ 250.00
Office Supplies/Postage	248.40	$ 250.00	$ 1.60	$ 250.00
Property Management Fees	21,954.48	$ 21,954.51	$ 0.03	$ 22,613.11
Contingency				
Total Shared Expense	**$ 55,956.18**	**$ 56,627.27**	$ 671.09	**$ 61,440.56**
Net Operating Income	**$ 421.02**	**-$ 249.99**	$ 671.01	**$ 0.00**
Other Income				
Shared Reserve Allocation - Condo				$ -
Shared Reserve Allocation - Duplex				$ -
Shared Reserve Interest Earned - Shared	0.00			
Total Other Income	**$ 0.00**			**$ 0.00**
Other Expenses				
Reserve Expense - Shared	0.00			
Total Other Expenses	**$ 0.00**			**$ 0.00**
Net Other Income	**$ 0.00**			**$ 0.00**
Net Income	**$ 421.02**			$ -

VIC'S LANDING - DUPLEX
FY2025 BUDGET

Duplex Expenses	Estimated Actuals	2024 Budget	Difference	2025 Budget
Income				
HOA Dues - Duplex	$ -	$ 30,414.06	$ 30,414.06	$ 33,145.57
Operating Interest Income - Duplex				
Total Income	**$ -**			
Duplex Expenses				
Duplex Landscape	$ -	$ -	$ -	$ -
Total Duplex Expense	**$ -**			
Shared Expense Allocation	$ -	$ 30,414.06	$ 30,414.06	$ 33,145.57
Total Expenses	**$ -**			**$ 33,145.57**
Net Operating Income	**$ -**	$ -		**$ -**
Other Income				
Reserve Allocation - Duplex	$ (5,524.30)	$ -	$ 5,524.30	$ -
Reserve Interest Earned - Duplex	$ -		$ -	
Total Other Income	**$ -**			
Other Expenses				
Reserve Expense - Duplex	$ -	$ (5,519.73)	$ (5,519.73)	
Total Other Expenses	**$ -**			
Net Other Income	**$ -**	$ (5,519.73)	$ 4.57	**$ -**

VIC'S LANDING - CONDO
FY2025 BUDGET

Condo Expenses	Estimated Actuals	2024 Budget	Difference	2025 Budget
Income				
HOA Dues - Condo A	$ 57,203.30	$ 57,202.66	$ (0.64)	$ 56,023.06
HOA Dues - Condo B	$ 43,611.42	$ 43,611.96	$ 0.54	$ 42,712.62
Operating Interest Income - Condo				
Total Income	**$ 100,814.72**	**$ 100,814.62**		**$ 98,735.68**
Expenses				
Condo Expense				
2023 Shortfall	$ -	$ 4,000.00	$ 4,000.00	$ -
General Ext. Repairs	$ 180.00	$ 1,000.00	$ 820.00	$ 2,000.00
Boiler and Heat	$ 4,199.09	$ 4,500.00	$ 300.91	$ 4,500.00
Roof Repair & Maint	$ 1,600.00		$ (1,600.00)	$ 1,600.00
Pest Control	$ 810.00	$ 594.00	$ (216.00)	$ 891.00
Gutter Clean	$ -	$ 1,210.00	$ 1,210.00	$ -
Gas and Electric	$ 23,222.20	$ 30,877.50	$ 7,655.30	$ 23,918.87
Water	$ 10,234.33	$ 9,072.05	$ (1,162.28)	$ 10,643.70
Sewer	$ 8,352.00	$ 8,467.20	$ 115.20	$ 8,602.56
Insurance Expense	$ 15,237.13	$ 15,130.65	$ (106.48)	$ 18,284.56
Adjustments/Penalties	$ 45.94	$ -	$ (45.94)	$ -
Total Condo Expense	**$ 63,880.69**	**$ 74,851.40**	**$ 10,970.71**	**$ 70,440.69**
Shared Expense Allocation	$ 25,769.29	$ 25,963.22		$ 28,295.00
Total Expenses	**$ 89,649.98**	**$ 100,814.62**	**$ 11,164.64**	**$ 98,735.68**
Net Operating Income	**$ 11,164.74**	**$ -**	**$ 11,164.74**	**$ -**
Other Income				
Reserve Dues Income - Condo A	$ 14,117.04	$ 14,117.02	$ (0.02)	$ 16,234.60
Reserve Dues Income - Condo B	$ 10,762.92	$ 10,762.98	$ 0.06	$ 12,377.36
Shared Reserve Allocation - Condo A				$ -
Shared Reserve Allocation - Condo B				$ -
Reserve Interest Earned - Condo	$ 141.40			
Total Other Income	**$ 25,021.36**	**$ 24,880.00**	**$ (141.36)**	**$ 28,611.95**
Other Expenses				
Reserve Expense - Condo	$ 5,400.00	$ -		$ 25,000.00
Total Other Expenses	**$ 5,400.00**	**$ 24,880.00**	**$ 19,480.00**	$ 25,000.00
Net Other Income	**$ 19,621.36**	**$ -**	**$ (19,621.36)**	$ 3,611.95
Net Income	**$ 30,786.10**	**$ -**	**$ (8,456.62)**	$ 3,611.95