

Proposed Budget for Village on the New Owners Association

Year ending December 31, 2026

	2026 Budget	2025 Budget	2025 Outlook
Annual Dues per lot	\$595	\$570	\$570
Special Assessment per lot	\$0		\$100
Annual Dues	\$50,575	\$48,450	\$48,450
Road Impact Fee collected	\$2,000	\$4,700	\$4,000
Gate Opener	\$45	\$75	\$30
Special Assessment @ \$100/Lot	\$0		\$8,500
TOTAL Receivables	\$52,620	\$53,225	\$60,980
Mowing	\$15,429	\$14,980	\$14,980
Landscaping	\$2,000	\$2,500	\$2,000
Helene clean-up			\$9,475
Gate Maintenance	\$1,000	\$500	\$710
Snow Removal	\$3,000	\$1,500	\$1,720
Improvements	\$2,000	\$1,000	\$1,000
Colvard Park sinkhole resolution			\$2,900
Crain Branch Ln guard rail			\$6,336
Electricity	\$4,800	\$4,500	\$4,300
Insurance	\$1,500	\$1,600	\$1,400
Professional Fees	\$800	\$800	\$800
P.O. Box Rental	\$195	\$180	\$188
Printing/Mailing	\$300	\$350	\$350
Miscellaneous	\$1,200	\$1,000	\$1,000
TOTAL Operating Expenses	\$32,224	\$28,910	\$47,159
Transfer to Road Fund	\$20,396	\$24,315	\$13,821
Increase (Decrease) in Operating Expense YoY	-\$14,935	\$2,809	\$18,555

Jan 2, 2025 balances

VON General	\$46,065
VON Road	\$120,524

April 30, 2025 balances

VON General	\$54,162
VON Road	\$142,524

For internal use of Village on the New owners only. Not for distribution.