

2018 EMPOA BUDGET

	2015	2016	2017			2018
	ACTUAL	ACTUAL	BUDGET	YTD 10/31/2017	YEAR END PROJECTION	BUDGET
Income						
Dues	\$ 107,535.00	\$ 122,865.00	\$ 123,400.00	\$ 123,318.00	\$ 123,400.00	\$ 126,000.00
Late fees, interest and fines	\$ 102.25	\$ 34.60	\$ 34.60	\$ 12.43	\$ 16.00	
Disclosure Books	\$ 100.00	\$ 700.00	\$ -	\$ -	\$ -	
Interest from Investments	\$ 135.01	\$ 52.23	\$ 52.23	\$ 55.61	\$ 67.00	
Total Income	\$ 107,872.26	\$ 123,651.83	\$ 123,400.00	\$ 123,386.04	\$ 123,483.00	\$ 126,000.00
Paid to Reserves		\$ 21,553.00	\$ 21,553.00	\$ 16,164.75	\$ 21,553.00	\$ 21,553.00
Operating Budget		\$ 102,098.83	\$ 101,847.00		\$ 101,930.00	\$ 104,447.00
Operating Expenses						
Entertainment	\$ -	\$ 25.87	\$ 200.00	\$ 487.18	\$ 487.18	\$ 500.00
Fees/Taxes (State of VA/Fed)	\$88.50	\$ 88.87	\$ 150.00	\$ 25.00	\$ 90.00	\$ 100.00
Insurance	\$1,934.00	\$ 2,134.00	\$ 2,300.00	\$ 3,235.00	\$ 3,235.00	\$ 3,500.00
Irrigation Service	\$1,098.99	\$ 1,099.18	\$ 1,500.00	\$ 780.46	\$ 1,400.00	\$ 1,500.00
Landscape Routine	\$46,717.71	\$ 43,124.04	\$ 43,125.00	\$ 35,936.70	\$ 43,124.00	\$ 43,125.00
Lscape Improvements	\$16,668.11	\$ 16,537.34	\$ 17,000.00	\$ 14,303.50	\$ 19,160.00	\$ 17,000.00
Legal Expenses	\$5,904.00	\$ 457.00	\$ 3,000.00	\$ 481.00	\$ 481.00	\$ 2,000.00
Miscellaneous Maintenance	\$49.92	\$ 81.79	\$ 400.00	\$ 244.22	\$ 400.00	\$ 400.00
Miscellaneous Expenses	\$6.00	\$ 280.93	\$ 200.00	\$ 66.56	\$ 200.00	\$ 200.00
Mosquito Repellant Services	\$ -	\$ -	\$ -	\$ 1,892.40	\$ 1,892.40	\$ -
Office Expense (postage, supplies, cop)	\$137.43	\$ 243.80	\$ 155.00	\$ 10.55	\$ 15.00	\$ 40.00
P.O. Box fee	\$128.00	\$ 134.00	\$ 140.00	\$ 134.00	\$ 134.00	\$ 140.00
Pond Chemicals Maintenance	\$3,400.00	\$ 3,400.00	\$ 4,000.00	\$ 2,975.00	\$ 3,825.00	\$ 4,250.00
Reserve Study	\$2,620.00	N/A	N/A	N/A	N/A	delete line
Snow Removal	\$4,160.00	\$ 4,680.00	\$ 3,000.00	\$ 1,560.00	\$ 1,560.00	\$ 3,000.00
Tax Prep	\$495.00	\$ 495.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Tennis Courts	\$ -	\$ -	\$ 850.00	\$ 775.00	\$ 775.00	\$ 500.00
Trash Collection	\$13,411.00	\$ 13,962.00	\$ 14,200.00	\$ 11,809.00	\$ 14,196.00	\$ 14,475.00
Utilities Electric	\$2,656.54	\$ 2,631.66	\$ 2,650.00	\$ 2,203.83	\$ 2,645.83	\$ 2,800.00
Utilities Water	\$2,552.93	\$ 2,190.71	\$ 2,750.00	\$ 2,848.66	\$ 2,848.66	\$ 2,900.00
Weather Damage	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 1,500.00	\$ 2,000.00
Walkthrough ARC	\$994.62	\$ 985.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Web Site Maintenance/Upgrades	\$109.00	\$ 293.00	\$ 500.00	\$ 425.00	\$ 500.00	\$ 500.00
LONG RANGE Infrastructure Improvem	\$193,857.25	N/A	N/A	N/A	N/A	delete line
Architect Review of EMPOA	N/A	N/A	N/A	N/A	N/A	\$ 1,500.00
Engineering Review of Pond Bank Slum	N/A	N/A	N/A	N/A	N/A	\$ 2,000.00
Playground Equipment	\$ -	\$ -	\$ -	\$ 1,799.00	\$ 3,497.19	\$ -
Total Operating Expenses	\$296,989.00	\$ 92,844.19	\$ 100,620.00	\$ 80,693.06	\$ 102,466.26	\$ 103,930.00
Income minus Expenses	\$ (189,116.74)	\$ 9,254.10	\$ 1,227.00		(\$536.26)	\$517.00
Statement of Reserves 12/31/17 (projected)		Savings Acct				
Beginning Balance on 1/1/17		\$74,585.70				
Interest		\$67.00				
Deposits		\$21,553.00				
Withdrawal		\$0.00				
Penalty		\$0.00				
Ending Balance on 12/31/17 (estimated)		\$96,205.70				