

	Budget 2017	Actual as of 9/28/2017	2,017 Budget 2018	2018 Comments
Accounting	\$6,000	\$875	\$2,000	Services, including invoicing, financial reports
Administrative	\$2,250	\$1,409	\$2,250	
General		\$365		Advertising, collection costs, bank charges
Office Supplies		\$247		Envelopes, ink, paper
Postage		\$523		Newsletters, bills
Printing		\$274		Newsletters, disclosure packets
Bad debt	\$2,750	\$0	\$2,750	
Grounds	\$19,000	\$8,855	\$13,950	
Dock repairs & Maintenance	\$1,800	\$140		As needed
Lake water testing			\$500	
Landscaping Entrance & Common Area	\$3,000	\$710	\$2,000	Entrance & Common Areas maintenance of landscaping
Landscaping retaining wall at mailboxes			\$1,000	Build retaining wall at mailboxes, safety = stop mud runoff
Landscaping fencing repair at mailbox			\$500	
Maintenance & Supplies	\$300	\$32	\$700	600 pressure wash
Mailboxes maintenance			\$700	Leaf removal for fire safety, routine upkeep lights etc.
Mailbox area new roof/repairs to structure			\$1,000	New roof over mailboxes and roof over newspaper boxes
Mowing of grounds	\$5,000	\$3,318	\$6,000	Clubhouse, median, bridge, Ashlawn dock
Mowing of vacant lots	\$1,400	\$575	\$300	
Signs	\$500	\$37	\$250	Replacement, repairs, maintenance
Tree services to maintain clear easement at roads	\$1,000	\$2,893	\$1,000	Removal when necessary part of 5 yr plan
Add sand to walk-out @ dock	\$4,000			
Licenses	\$235	\$409	\$500	
CIC renewal	\$210	\$84		Required annual renewal as HOA in VA
SCC renewal	\$25	\$25		Required annual renewal as corporation in VA
Dam renewal		\$300		
Insurance	\$4,850	\$4,640	\$4,850	
Fidelity	\$500			
General liability	\$3,750			Clubhouse, officers
Umbrella	\$600			
Legal fees	\$4,000	\$2,065	\$4,000	Collections and consulting
Vacant lot mowing(moved to grounds)	\$0		\$0	
Clubhouse	\$4,250	\$2,123	\$10,300	
Building Necessary Maintenance	\$0		\$7,500	Address deficiencies
Cleaning/housekeeping service	\$750	\$1,053	\$1,200	
Maintenance	\$2,500	\$1,005	\$1,500	As needed
Supplies	\$500	\$65	\$100	
Clubhouse 2017 Remodel/upgrades	\$18,000	\$9,437		
Electrical Rewire 2017 -> Safety requirement		\$14,791		
Clubhouse->Annex building (formally teen center)			\$6,320	
Repairs - windows, lighting, bathroom			\$6,000	necessary maintenance
Flooring -remove damaged carpet and replace			\$320	necessary maintenance
Pool	\$6,975	\$9,054	\$6,200	
Chemicals	\$1,800	\$1,429	\$1,500	
Keys	\$675	\$735	\$700	
Maintenance	\$3,500	\$806	\$2,500	Open close seasonal, cleaning daily
Repairs	\$1,000	\$6,084	\$1,500	
Pool deck repair complete		\$29,564		capital funds retained from 2016 paid this bill
Playground	\$750	\$2,683	\$900	
Maintenance	\$750	\$2,683	\$900	Keep mulch at 9" state standard
Road testing of base -> 5 yr planning		\$10,890		
Roads	\$41,000	\$2,375	\$52,890	
Easement			\$1,500	Trees, drainage, repairs
Maintenance	\$2,000	\$170	\$1,500	Culvert repairs as needed, tree and debris removal
Road repairs	\$30,000		\$30,000	Patching
Road major repair to preserve quality			\$125,000	Slurry coat Malvern Dr & Covered Bridge
Funds from reserve planned in long term plan.			(\$110,110)	planned reserve withdrawal for road work
Snow removal	\$9,000	\$2,205	\$5,000	
Security	\$0	\$0	\$0	
Social events, Garage Sales, & Firewise	\$1,500	\$28	\$500	Yard sales, winter social
Electric	\$7,200	\$3,928	\$7,200	Clubhouse, entrance and mail area \$600 x 12
Telephone, cable, internet	\$2,100	\$1,293	\$2,100	\$175 per month x 12 months IRS and VA
Taxes				
Reserve	\$16,440		\$20,190	
Total Expenses Projected	\$137,300		\$136,900	
Current year actual expenses to date		\$104,418		
Projected Income from member dues	\$128,700	\$128,700	\$128,700	
Income Other	\$8,200	\$8,473	\$8,200	
Total Revenue Projected	\$136,900	\$137,173	\$136,900	

Any additional funds resulting from staying under budget are held as retained earnings

Note to all members - the budget proposed for 2018 shows that we have the ability to pay our bills & add back to our reserve.