

2018 BUDGET TO ACTUAL

Fiscal Year January 1, 2018 - December 31, 2018

	2018 BUDGET	2018 ACTUAL
REVENUE		
Annual Association Dues (115 lots x \$175/year; back payments)	\$20,125	\$20,624
Pre-Closing Assessment (3 sales/ \$100@; 1 outstanding, 1 overpayment)	\$400	\$225
Disclosure Packets (3 sales x \$100 each)	\$400	\$300
Inspection Fees (3 sales x \$25 @; 1 inspection denied)	\$100	\$50
Interest from Savings Account	\$12	\$14
Bank Fees Refunds (bounced check, stop payment)		\$51
Storm Water JCC 75%-25% Matching Grant - pipe inspection payment	\$3,000	\$2,180
Storm Water JCC Matching Grant - BMP repair - payment pending	\$7,500	\$0
Total Revenue	\$31,537	\$23,444
EXPENSES		
Mowing/Lawn Service/Mulch	\$4,000	\$3,692
Other Landscaping for Common Property/Leaf Clean-up/Irrigation	\$1,000	\$324
Dominion VA Power (entrance electric)	\$200	\$151
HRUBS (water at entrance and Rec Lot)	\$600	\$651
Infrastructure		
Entry Sign Light (replaced 2017; every 5 years)	\$0	\$0
Meeting Announcement Sign	\$50	\$50
Street Sign Post Replacement (2/year)	\$50	\$0
Office Supplies and Stamps	\$300	\$128
Miscellaneous Expenses (home sale overpayment; Board retirement)		\$179
Hummingbird News	\$0	\$0
Legal Fees		
Corporate Agent fee (Sands Anderson)	\$225	\$225
VA Corporate Registration Fee	\$25	\$25
Common Interest Community Board Fee	\$20	\$20
Miscellaneous Legal Fees(Restrictions compliance court action)	\$6,000	\$7,944
Liability Insurance (Liberty Mutual)	\$525	\$507
Surety Bond for Treasurer (CNA)	\$115	\$115
Jamestown Presbyterian Church (\$150/year for meeting space)	\$300	\$0
Post Office Box	\$76	\$82
Storm Water Maintenance		
Annual Required Pond Maintenance (included in Repair Project 2018)	\$2,318	\$0
Annual Pond Treatment		\$221
Storm Water - JCC 50% Matching Grant project total - BMP repair	\$34,000	\$21,480
Storm Water - JCC 75%-25% Matching Grant project total - pipe inspection	\$12,000	\$2,907
Swale Maintenance	\$300	\$0
Community Picnic	\$500	\$0
Community Garage Sale	\$45	\$0
Bank Fees - Returned check fee		\$579
Bank Fees - bounced check, stop payment		\$51
Operations Expenses	\$62,649	\$39,331
Transfer to-from Accounts for Storm Water Maintenance	-\$31,112	-\$15,887
Deposit to Accounts for Unforeseen Repairs (signs, etc.)	\$0	\$0
Total Expenditures for Operations	\$31,537	\$23,444
End of Year Balances		
	2017	2018
Cash for Operations	\$15,987	\$19,077
Storm Water Reserve	\$21,864	\$3,003
TOTAL PCHA BALANCES	\$37,851	\$22,080