

Virginia Oaks Association, Inc.  
2016  
APPROVED Budget 11.3.15

	2015	2015	2016
	Budget	Projected	Budget
Ordinary Income/Expense	Budget	Actuals	
<b>Income</b>			
<b>Income</b>			
<b>General Assessments</b>			
General Assessments SF	304,973.00	304,973.00	304,973.09
General Assessments TH	98,541.00	98,541.00	98,540.83
<b>Total</b>	<b>403,514.00</b>	<b>403,514.00</b>	<b>403,513.92</b>
<b>General Assessments OTHER</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Neighborhood Assessment - TH	43,939.00	43,939.00	43,939.17
Neighborhood Assessment - SF	85,107.00	85,107.00	85,106.91
Bullder/Developer Assessments	1,446.00	1,446.00	1,446.00
Newsletter & Directory Ads	7,000.00	7,200.00	7,000.00
Interest Income	2,000.00	4,280.00	3,500.00
Miscellaneous	500.00	800.00	500.00
Pool Pass Income	0.00	0.00	0.00
Late Fees	7,000.00	11,000.00	8,000.00
Legal Fee Reimbursements	8,500.00	6,150.00	6,100.00
Golf Course Reimb. Lake Fee	4,900.00	4,900.00	4,900.00
<b>Total Income</b>	<b>563,906.00</b>	<b>568,336.00</b>	<b>564,006.00</b>
<b>Total Income</b>	<b>563,906.00</b>	<b>568,336.00</b>	<b>564,006.00</b>
<b>Expense</b>			
<b>Administrative Expenses</b>			
Management Services	49,134.00	49,134.00	51,099.00
Postage	2,500.00	1,770.00	2,000.00
Permits/Licenses/Fees	1,000.00	885.00	1,000.00
Legal Write Off (BD)	4,000.00	-600.00	500.00
Misc Admin	500.00	535.00	550.00
Bank Charges	0.00	0.00	0.00
Legal Fees - General	5,000.00	863.00	4,000.00
Legal Fees - Collections	22,000.00	13,047.00	17,000.00
Audit & Tax Preparation	3,450.00	3,450.00	3,650.00
Reserve Study (2016)	0.00	0.00	4,425.00
Income Taxes	2,500.00	1,050.00	2,500.00
Liability Insurance	7,350.00	7,350.00	7,650.00
D & O Insurance	2,310.00	2,310.00	2,400.00
Monitoring Fee for lake	9,800.00	9,800.00	9,800.00
Contingency Fund	30,900.00	5,000.00	31,419.38
<b>Total Administrative Expenses</b>	<b>140,444.00</b>	<b>94,594.00</b>	<b>137,993.38</b>
<b>Social Committee Expenses</b>			
Easter Egg Hunt	700.00	430.00	700.00
Fall Festival Party	7,000.00	7,000.00	7,000.00
Halloween Event	2,200.00	0.00	2,200.00
Children's Holiday Party	500.00	500.00	500.00
Community Garage Sales	100.00	100.00	100.00
<b>Total Social Committee Expenses</b>	<b>10,500.00</b>	<b>8,030.00</b>	<b>10,500.00</b>
<b>Pool &amp; Rec Committee Expenses</b>			
Pool Management Contract	44,950.00	44,950.00	42,950.00
Pool Maintenance & Repair	4,000.00	4,500.00	4,500.00
Pool Supplies/Chemicals/Improvements	2,500.00	2,500.00	2,500.00
Pool Electricity	5,400.00	5,967.00	6,000.00
Pool Gas and Heat	1,100.00	1,061.00	1,200.00
Pool Water	5,000.00	7,900.00	8,000.00
Pool/Rec Equipment	2,500.00	800.00	2,500.00
Maintenance - Weight Equipment	1,500.00	1,392.00	1,500.00
Interior Cleaning	5,600.00	6,100.00	6,100.00
Guard Room & Pay Phone	1,000.00	945.00	1,000.00
<b>Total Pool &amp; Rec Committee Expenses</b>	<b>73,550.00</b>	<b>76,115.00</b>	<b>76,250.00</b>
<b>Contracts &amp; Common Area</b>			
Trash Collection - SF	79,850.00	79,850.00	82,246.00
Trash Collection - TH	15,490.00	15,490.00	15,955.00
Snow Removal - parking lot	2,500.00	2,500.00	2,500.00
Snow Removal - TH	10,352.00	10,352.00	10,168.75
Lake Manassas Expense	2,000.00	2,000.00	2,000.00
Street Lighting/Fountain Electr	3,000.00	2,550.00	3,000.00
Capital Improvements	10,000.00	8,000.00	0.00
<b>Total Contracts &amp; Common Area</b>	<b>123,192.00</b>	<b>120,742.00</b>	<b>115,869.75</b>
<b>Open Space Committee Expenses</b>			
Landscape Enhancement	25,000.00	25,000.00	25,000.00
Grounds Maintenance Contract	70,200.00	70,200.00	72,306.00
Irrigation System	10,000.00	12,000.00	13,000.00
Common Area Water	6,000.00	2,145.00	4,000.00
Plants and Flowers	0.00	0.00	0.00
Storm Cleanup and Drought	5,000.00	0.00	5,000.00
Storm Water Mgmt Pond Contract	4,420.00	5,610.00	4,420.00
<b>Total Open Space Committee Expenses</b>	<b>120,620.00</b>	<b>114,955.00</b>	<b>123,726.00</b>
<b>Communications Committee Expenses</b>			
Website Hosting	2,200.00	890.00	2,200.00
Newsletter Editor Fee	7,000.00	7,000.00	7,000.00
Newsletter Bulk Mail Fees	1,000.00	1,200.00	1,200.00
Board Minutes (Misc Admin)	2,500.00	2,500.00	2,500.00
Directory Printing/Copying	0.00	0.00	0.00
<b>Total Communications Committee Expenses</b>	<b>12,700.00</b>	<b>11,590.00</b>	<b>12,900.00</b>
<b>Reserves</b>			
Capital Reserves	62,501.00	62,501.00	64,376.03
Storm Water Management Reserve	2,000.00	2,000.00	2,000.00
Additional Capital Transfer	16,399.00	16,399.00	16,890.97
Reinvested Interest	2,000.00	4,280.00	3,500.00
<b>Total Reserves</b>	<b>82,900.00</b>	<b>85,180.00</b>	<b>86,767.00</b>
<b>Total Expense</b>	<b>563,906.00</b>	<b>513,516.00</b>	<b>564,006.14</b>
<b>Net Ordinary Income</b>	<b>0.00</b>	<b>54,820.00</b>	<b>-0.14</b>