

THE EPOA 2025 OPERATING BUDGET			
		Year 2024	Year 2025
INCOME			
40075	Annual Dues (376 assessed \$50.00)	18,800	18,800
40100	Monthly Maintenance (406 Developed Lots in 2023)	520,622	520,622
	Monthly Maintenance (55 Undeveloped Lots, increases to 57)	68,416	70,903
40110	Sewer (406 Developed Lots) @ \$28.27/Mth	137,731	137,731
40111	Water (406 Developed Lots) @ \$28.53/Mth	138,998	138,998
40115	Bad Debt Recovery	7,500	2,500
40116	Capital Reserve yearly allocation	(40,804)	(15,926)
40302	Resale Certificate Fees	5,100	2,667
40303	Rental Fee (\$200/rental/year based on 61 rentals, 70 for 2025)	12,200	14,200
40304	Short Term Rental Fees	Not Budgeted in 2024	9,822
40400	Citation Fees	9,900	11,576
40445	Water Fees On/Off Income	320	320
40446	Collection Cost Income	3,630	3,630
40550	Late Charge Income	3,300	3,300
40700	Miscellaneous Income	1,513	1,513
40775	EPOA Lot Transaction	4,750	6,667
40800	Interest Income	130	130
40706	Dock Administration Fee	19,000	19,000
TOTAL INCOME		911,106	946,453
GENERAL & ADMINISTRATIVE EXPENSES			
60001	Administrative Salaries	130,244	136,795
60002	Mileage Reimbursement	4,083	4,083
60003	Payroll Taxes	38,552	39,901
60004	Accounting	13,008	13,659
60008	Workers Comp Insurance	5,861	6,066
60009	General Liability Insurance	38,292	39,632
60010	Umbrella Insurance	5,324	5,590
60011	Directors & Office Insurance	4,840	5,082
60012	Pollution Insurance (Due in 2027))	8,689	Not Due
60013	Health Insurance	34,305	52,830
60014	Telephone & Internet Services	8,712	8,973
60015	Computer Expense	5,266	5,424
60016	Office Expenses	4,725	4,867
61649	Utilities	2,511	2,586
60017	Postage	1,513	1,558
60019	Printing	1,234	1,271
60020	Leased Equipment	1,271	1,309
60021	Dues & Subscriptions	393	405
60022	Collection Costs	1,150	1,184
60027	Delinquent Accounts	7,500	8,500
60023	Legal Fees	8,591	8,849
60024	Training	550	567
60025	Permits/Engineering Fees	3,630	3,735
60028	Miscellaneous Expense	3,969	4,088
TOTAL GENERAL & ADMINISTRATIVE EXPENSES		334,211	356,957
PATROL & MAINTENANCE EXPENSES			
70000	Public Safety Services	62,685	50,534
70010	Maintenance Wages	96,917	101,444
70002	Gasoline	14,850	12,426
70003	Vehicle Maintenance	13,736	14,423
70004	License & Registration Fees	893	893
70012	Grounds & Upkeep	5,500	5,500
70008	Garbage Disposal	4,303	4,303
70009	Tree Maintenance	4,043	4,245
70011	Maintenance Supplies	11,798	11,208
TOTAL PUBLIC SAFETY & MAINTENANCE EXPENSES		214,724	204,976
AMENITIES EXPENSES			
62010	Recreation Equipment, Supplies	2,559	2,559
62011	Event Expenses	3,128	3,128
62698	Maintenance of Pools	12,019	12,620
62004	Utilities	6,699	7,034
62009	Pool Attendant	8,800	9,240
62693	Parking Stickers & Pool Passes	2,100	2,205
TOTAL AMENITY EXPENSES		35,305	36,786
SEWAGE SYSTEM EXPENSES			
63010	Treatment Plant Operator Contract	2,500	NLR
63017	Operations & Maintenance Wages	39,945	49,932
63011	Chemicals & Supplies (Sewer)	16,632	17,464
63012	Parts & Repairs (Sewer)	26,841	28,183
63013	Lab Testing (Sewer)	15,475	16,249
63014	Sludge Removal	25,410	22,869
63015	Permits	2,750	7,456
63016	Utilities	20,350	21,367
TOTAL SEWAGE SYSTEM EXPENSES		149,903	163,520
WATER SYSTEM EXPENSES			
64000	Water Operator Contract	2,500	NLR
64006	Operations & Maintenance Wages	39,593	49,054
64001	Chemicals & Supplies (Water)	31,460	33,033
64002	Parts & Repairs (Water)	32,918	26,319
64003	Lab Testing (Water)	16,249	18,686
64004	Utilities (Including propane for emergency power)	16,979	17,332
64005	DEP Water Permits	4,235	1,467
TOTAL WATER SYSTEM EXPENSES		143,933	145,890
ROAD REPAIR AND EQUIPMENT			
65000	Anti-Skid & Salt	13,052	12,399
65001	Asphalt & Cold Patch	12,018	11,417
65002	Signage	794	794
65003	Road Repairs	7,166	7,883
TOTAL ROAD REPAIR AND EQUIPMENT		33,029	32,493
BUDGET SUMMARY			
Total Income		911,106	946,453
Total General & Administrative Expenses		334,211	362,789
Total Public Safety & Maintenance Expenses		214,724	204,976
Total Amenity Expenses		35,305	36,786
Total Sewage System Expenses		149,903	163,520
Total Water System Expenses		143,933	145,890
Total Road Repairs and Maintenance Expenses		33,029	32,493
TOTAL EXPENSES		911,105	946,453
Budget Variance			(0)