

EMHOA 2023 Budget
Draft, May 2022

- **Income** (27-L, 58-LW, 42-LWS)
 - Base income \$118,956
 - USDA Loan payment, reserves \$ 85,557
 - Loan pay down (pass through) \$ 15,240

- **Expenses** (discretionary items only)
 - Water system
 - Maintenance, repair, utilities \$27,000 (up)
 - Loan payment (not including loan pay down) \$59,847
 - Capital Improvement/major repair \$ 0
(projected: next large reserve pull in 2024)
 - Sewer system maintenance, testing, repair, utilities \$26,000 (up)
 - Roads, maintenance & repair \$20,000

 - General Operations
 - Accounting fees \$15,000
 - Insurance \$10,000 (down)
 - Legal and professional, including tax prep (no audit) \$ 4,000 (down)
 - Office, technology & Internet, meetings \$ 1,500 (down)
 - Fence repair, weed control, tree treatment \$ 8,000
 - Snow plowing \$14,000

- **Reserve Increase**
 - General Fund (roads, fences, solar) \$ 6,096
 - Water (regulatory, capital expenses) \$ 6,477 (down)
(transfer of loan debt reserve to sewer, not water O&M)
 - Sewer (regulatory, capital expenses) \$13,137 (up)
(transfer of loan debt reserve due to increased expenses of license B and 2-person team)