



TOWN OF AMHERST

P.O. Box 280 174 S. Main Street Amherst, VA 24521
Phone (434)946-7885 Fax (434)946-2087

To: Town Council
From: Sara McGuffin
Date: May 6, 2026
Re: Budget Adoption

Background:

Council has held a worksession and public hearing on the proposed FY 27 budget. The Capital Improvement Plan was adopted at the April meeting. Three changes have been made to the Budget by Council.

The changes are:

- Deletion of Code Red
- Reduction in Park Master Planning Amount
- Confirm the amount of donations to be consistent through the document.

Since the public hearing, there has been discussion about the possibility of adding an additional component to the Utilities Policy. This would provide for a charge for second and subsequent antenna replacements on water meters.

Action:

Staff recommends that the Council:

- Determine if they would like to add the new language to the utility policy,
- Adopt the new budget ordinance that is included in the packet, which corrects the data adoption for the change in the May meeting.

Included for Council:

- Memo
- New Utility Policy
- New Budget Ordinance
- Revised Budget as of April, 2026

Town of Amherst Utility Rate and Fee Policy

FY 26/27

Initiation or Termination of Service:

Requests to initiate or terminate Town water, sewer and/or refuse collection (utility) service are accepted at the Town Hall (434/946-7885) 9-5, M-F for processing by the Utilities Department. All new customers and changes to the party to be billed are required to show proper identification and will be charged a \$50.00 account set-up fee/reconnection fee/trip charge that will be added to the customer’s first bill.

Residential Customers:

All active customers shall be charged one Residential Base Charge each month for each individual residential unit, as designated consistent with building and zoning practices. Customers are charged for water and sewer usage based upon metered water usage.

<u>Rate Component</u>	<u>In Town Residential Base Charge</u>	<u>In Town Use Charge per 1,000 gallons</u>	<u>Out of Town Residential Base Charge</u>	<u>Out of Town Use Charge per 1,000 gallons</u>
Water:				
Effective July 1, 2026	\$18.76	\$9.35	\$37.51	\$18.70
Sewer:				
Effective July 1, 2026	\$32.12	\$8.03	\$64.24	\$16.06
Curbside Refuse Collection:				
Effective July 1, 2026	\$13.00		\$13.00	

Nonresidential Customers:

Base charges for non-residential water and sewer users will be computed by dividing metered use by 3,250 gallons and then multiplying by the applicable residential base charge. This applies to all non-residential users except for churches that shall be assessed on the same basis as residences. The applicable residential charge shall be assessed for each residential unit for Curbside Refuse Collection.

Deposits

A lessee or tenant of a property shall pay a security deposit of \$300 to the Town as a condition precedent to turning on water or sewer services in the name of the lessee or tenant for that property. This may be paid at a rate of \$100/month, added to the monthly utility bill. Interest will not be paid on deposit refunds. Deposits will be credited to the tenant’s final bill after the Town is notified that the tenant will no longer be living at a particular residence. Any remaining credit balance left on a closed account will be mailed to the account holder, within two (2) months from when the account was closed, in the form of a check. Refund checks will only be made to the account holder.

Curbside Refuse Collection:

All in-town water customers shall receive curbside refuse collection service and refuse collection services will not be provided to non-water customers.

Fire Sprinkler Fees

Fire sprinkler fees are as follows:

4” Line	\$17.00/Month
6” Line	\$28.00/Month
8” Line	\$39.00/Month
10” Line	\$50.00/Month

Charges for Water Not Discharged to Sewer:

The Town charges for sewer based on 100% return of the water to the sewer system for those Town watercustomers that are connected to the Town of Amherst wastewater collection and system. However, any customer may request that the Town install a separate “irrigation” meter for water that does not return to the sewer system – i.e. for lawn sprinkling or irrigation. For the purposes of billing, the irrigation meter shall be considered a separate account. Separate application and connection fees are required to be paid, and once activated the water-only (no sewer or refuse collection fees apply) will be billed separately. All irrigation systems must meet the provisions of the Cross Connection Control Ordinance (§17-14 of the Town Code).

Dormant Account Fees:

A dormant account fee of \$5.00/month/residence or business for water and \$10.00/month/residence or business for sewer will be charged to every property owner that is connected to the respective utility, has used the service in the past, but not actively using the respective service. Dormant account fees shall not be applied to accounts associated only with yard hydrants, irrigation systems or swimming pools.

Reconnection Fee: -

A reconnection fee/trip charge of \$50 will be charged for any activation or reactivation of utility service due to a request for new service, reactivation from disconnection due to nonpayment or a customer- requested disconnection/reconnection. This fee may be waived at the Treasurer’s sole discretion due to emergency or irregular situations.

Billing:

Water meters are read every month and bills are calculated based upon the consumption recorded. All customers are billed every month. Bills are assigned a billing date which is normally the last day of the month during which the meter is read and then mailed to the customer. Payment is due by 5:00 P.M. on the 20th day of each month except when the 20th falls on a weekend or Town holiday the due date shall become 5:00 P.M. on the next business day. When a past due account is in delinquency status for more than three months, a lien for the balance due plus any court recording fees will be recorded against the real estate. **Property owners are held responsible for utility bills against their properties.**

Adjustments for Leaks:

A property owner is responsible for paying one hundred percent (100%) of the water that has passed through the Town’s water meter, along with the associated sewer charges. However, in good-faith situations involving water that has leaked from the customer’s plumbing, and upon confirmation by the owner that the leak has been repaired so that it will not recur, the Office Manager is authorized to grant a credit of up to fifty percent (50%) of the excess water and sewer charges, limited to the single billing period in which the leak occurred. The Office Manager is authorized to grant a one hundred percent (100%) credit on sewer charges if the leak occurred between the meter and the house, based on the assumption that the leaking water was not returned to the Town’s sewer system. For purposes of this leak adjustment policy, “repaired” is defined as physical repairs to the owner’s plumbing, such as pipe patching, replacement of the flapper mechanism in a toilet tank, or physical replacement or removal of a plumbing fixture. Merely closing a valve upstream of the leak location shall not be considered a repair.

Late Payment Charges and Disconnect Procedures:

The Town will assess a late charge penalty of 10%, which shall be assessed once for each new delinquent amount charged when the payment is not received by 5:00 P.M. on the due date. Delinquent charges shall also be assessed interest at 10% per annum (0.833% per month) until paid. All payments received after 5:00 P.M. are processed as the next business day’s receipts. If a customer receives a bill with a previous balance showing 60 days past due, that 60 days past due balance must be received by 5:00 P.M. on the 2nd Monday of the month following receipt of that bill. A text message and email notification will be sent out on the 2nd Monday to remind those in a pre-disconnect status of their payment that is due to avoid disconnect. If the 60-day previous balance is not received by the 5:00 pm deadline, customer will be put on the Town’s disconnect list for the following morning. **The cut off time refers to online payments and drop box payments as well as in person payments. If you make your payment at 5:05p.m. online on the cutoff date you will be added to the disconnection list per this policy.**

Effective July 1, 2024 per Code of Virginia § 15.2-2121.2. if the weather for the following 24 hours after scheduled

disconnect is predicted to reach 92 degrees or above, we are unable to perform disconnects. However, once the predicted temperature falls below 92 degrees, disconnect will be performed without any further notice. If you are already disconnected and the temperature reaches 92 degrees or above in the days following disconnect, we are not obligated to reconnect you without proper payment at that point.

Restoration of Service:

If a customer has not paid the 60 days past due balance on an account by the disconnection date or otherwise made arrangements satisfactory to the Treasurer to have the balance paid, the water service will be terminated. Before any service is restored, all past due amounts, including the \$50.00 reconnection fee/tripcharge, must be physically received at 174 South Main Street in the Town of Amherst. Funds will not be accepted from customers at the service location. The \$50.00 reconnection fee/trip charge will also be charged where a customer, or any entity other than the Town, has obtained water and/or sewer service prior to all applicable fees and/or charges being paid to obtain service and/or has installed a meter or other apparatus in a meter setting to gain access to public water/sewer.

In recognition that circumstances beyond the control of the customer or the Town of Amherst may contribute to late payments, a once per lifetime per customer exception to the penalty and reconnect fee may be granted for good reason at the Treasurer's sole discretion.

Returned Payments:

Any payments not honored by the bank, whether check, or credit card payment, will be charged a \$50.00 handling fee and any bank fees (*see* Va. Code § 15.2-106). Service shall automatically be disconnected when a payment to pay to prevent service from being disconnected or to reconnect a service is returned or charged back to the Town for any reason. If the returned payment was paid to prevent termination of services, then the past due balance, the returned payment handling fee and a reconnection fee/trip charge shall be collected prior to service being restored via cash, money order or certified check. Once the Town has received a returned payment on an account more than one time, the Town will not accept any forms of payment other than cash or certified funds for a period of six (6) months for that account.

Any payments received by 5:00 P.M. on each business day will be credited the same day. Any payments received after 5:00 P.M. (including those received via U.S. Mail and the Town's drop box) will be credited as being received the next business day.

Payment Arrangements:

The Treasurer is authorized to enter into a payment contract if a customer cannot pay his previous balance in full. Each customer account is only allowed one (1) payment arrangement per calendar year. There is a standard "agreement" form that is available at the Town office and must be signed by the person on the account. The Treasurer may make arrangements that deviate from the standard policy only in extreme situations.

Fire Hydrant Use:

Water may not be obtained from the Town of Amherst hydrants except by the Amherst Volunteer Fire Department or other approved firefighting agency. The Treasurer (434/946-7885) should be contacted for the application form for a permit to haul water from the Town of Amherst water plant.

Cross Connections:

As required by the Virginia Department of Health, where a high potential exists for contamination of the Town's municipal water system, a backflow prevention device approved by the Town of Amherst must be installed. This includes irrigation systems. Where required, the owner of the backflow prevention device must have annual tests performed to certify that the device is working correctly. Failure to install and operate such devices and/or provide certification or the test results to the Town of Amherst may result in the interruption of water service. (*See* Town Code 22-53, 22-54)

Sewer Connections and Discharges:

Connections to and discharges into the Town's sewer system must conform to local, state, and federal sewage

pretreatment regulations. This includes the installation of grease traps for restaurants and grittraps for car washes. Failure to meet such provisions may result in the interruption of sewer service via disconnection of the water service or other means. (*See* Town Code § 22-157.)

Availability and Connection Fees:

Availability Fees:

The Town does not charge availability fees where:

- there is programmed capacity in the system to serve the proposed connection and use,
- that connection will not hinder service to other properties, and
- the owner bears the cost of any line extensions that are required to make the connection.

If additional system capacity is required, the applicant will pay an availability fee based upon the cost of the improvement required.

Connection Fees: The connection fee shall be \$500 for water and \$500 for sewer.

Antenna Replacement Fees:

Antennas for the digital water meters sit on top of the meter box and can be damaged through being driven on or other impacts. The Town will replace one antenna at a property that is physically damaged without cost to the customer. Any additional antennas will include a charge on the customer's bill. The current cost for an antenna is \$170.

Maintenance of Policy and Implementation

The Town Manager shall be responsible for maintaining and updating this policy and for its proper administration. The Town Manager shall have the authority to deviate from strict enforcement for good cause. The Town Manager is further authorized to allow out-of-town non-profit organizations that have a financial hardship and provide a community service to be billed at an in-town rate, on an annual basis.

AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE TOWN OF AMHERST, VIRGINIA FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027, MAKING REVENUE ESTIMATES AND APPROPRIATIONS FOR SAME.

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF AMHERST, VIRGINIA:

A. SOURCES OF FUNDS

That for the support of the Town Government and its General Fund, for the tax year beginning on January 1, 2026, all taxes, fees, charges and penalties shall remain as heretofore set out by Ordinance, Resolution or other appropriate action of the Town Council except as the Town Council may establish or amend herein.

B. FUND ACCOUNTING

That the following projected sources and use of funds are hereby approved as the FY27 Town of Amherst budget and approved appropriations for the respective funds.

Estimated Revenues

General Fund	\$2,039,141
Water Fund	\$1,756,283
Sewer Fund	\$1,443,863
Garbage Fund	\$180,187
EDA Fund	\$162,683

Estimated Expenditures

General Fund	\$2,039,141
Water Fund	\$1,756,283
- Operations	\$1,140,721
- Debt Service and Capital Projects	\$615,562
Sewer Fund	\$1,443,863
- Operations	\$980,976
- Debt Service and Capital Projects	\$462,887
Garbage Fund	\$180,187
EDA Fund	\$162,683

C. TAX RATES

The proposed budget includes a continuation of the real estate tax rate at \$0.00/\$100.00 of assessed value and the personal property tax rate at \$0.00/\$100.00 of assessed value.

The proposed budget includes a continuation of the meals and beverage tax included in the Town Code at 6%.

The proposed budget includes a continuation of the lodging tax included in the Town Code at 5%.

The annual vehicle license fee for passenger motor vehicles, trucks and motorcycles shall be \$25/year for cars, 11.00/year for motorcycles and 8.00 for trailers

The rate for Business and Professional Occupational License Taxes shall be set at:

- Contractors: \$0.16 per \$100 of gross receipts
- Financial, Real Estate and/or Professional Services: \$0.50 per \$100 of gross receipts
- Retailers: \$0.10 per \$100 of gross receipts
- Wholesalers: \$0.04 per \$100 of gross receipts
- Repair, Personal, Business and other services: \$0.31 per \$100 of gross

- receipts
- The rate for Itinerant Merchants and Peddlers shall be set at \$20/year for door to door peddlers, \$200/month for itinerant merchants (\$500/yr max) and peddler of fresh produce \$50/year

D. UTILITY RATES AND CHARGES

See attached Utility Rate and Fee Policy for rates related to water and sewer. The FY 27 budget includes an increase in water and sewer rates. Water and sewer connection fees remain the same.

The monthly garbage rate increases in FY 27 to \$13.00.

E. DONATIONS

That donations to the following organizations are hereby authorized for the purposes listed subject to the conditions noted. These funds are to be disbursed on a reimbursement basis upon delivery of appropriate receipts:

Amount	Organization	Purpose/Conditions
\$15,000	Amherst Fire Department	Operating Costs, including water, sewer, electric, training, equipment.
\$3,000	Village Garden Club	Civic Beautification
\$2,500	Amherst County Museum and Historical Society	Utilities, Programming and repairs to the Museum building.
\$2,000	Neighbors Helping Neighbors	Supplies for Food Bank
\$2,000	Amherst/Nelson Tech Club	Technical assistance with events
\$2,000	Second Stage	Building preservation, events, and free event space
\$26,500	Total Donations	

F. FUND BALANCE REQUIRMENTS

The Town of Amherst maintains a Fund Balance Policy to ensure that the Town has adequate funds to address emergency situations and ensure the Town’s credit worthiness. Required balances for the 27 fiscal year are as follows:

General Fund Permanent Fund		\$513,390
General Fund Contingency		\$61,174
Water Fund Permanent Fund		\$737,729
Sewer Fund Permanent Fund		\$629,587
Garbage Fund Permanent Fund		\$45,047

G. PERSONNEL

To maintain the work that has been done to keep salaries fair and competitive, the budget includes a Cost-of-Living increase for all employees of 2.17%, with an opportunity for merit raises of an additional 2%. This is consistent with changes in the Consumer Price Index last year.

Health insurance costs increased 7% this year.¹⁰³

H. CONDITIONS

The intent being to authorize spending according to this budget, all appropriations articulated herein are declared to be maximum and conditional such that outlay shall be made only in the event the aggregate revenues collected and other resources available to the Town in the respective funds are sufficient. All debts of the Town shall be paid in full when due and payable. All expenditures shall be made in accordance with the Ordinance, the Town Charter, Town Code and Purchasing Policy and administrative rules and procedures.

This Ordinance was passed by a vote of the Amherst Town Council on the 12th of May, 2026 and reflects the complete budget for July 1, 2026, to June 30, 2027.

Mayor

Attest:

Clerk of Council

Town of Amherst, Virginia

Fiscal Year 2026-2027

Proposed Budget



Cover picture credit: Duane Watts, used by permission



Elected Officials

July 1, 2026

Mayor-Dwayne Tuggle

Vice-Mayor and Council Member-Kenneth S. Watts

Council Member-Michael Driskill

Council Member-Jared Martin

Council Member-Singaram "Sonny" Sundaramurthy

Council Member-Janice Wheaton

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TOWN OF AMHERST

P.O. Box 280 174 S. Main Street Amherst, VA 24521
Phone (434)946-7885 Fax (434)946-2087

MEMO

Date: March 17, 2026

To: Mayor Dwayne Tuggle and Members of Town Council

From: Sara McGuffin, Town Manager

Re: FY 27 Town of Amherst Budget

It is my pleasure to present the proposed FY27 budget for the Town of Amherst. The Town's overall financial outlook remains positive. However, like many organizations, the Town is experiencing increased costs across all sectors. These pressures are most evident in the utility funds, where materials, chemicals, and operational costs have risen faster than inflation. At the same time, revenues in the General Fund have softened compared to prior years, requiring continued attention to broader economic conditions as the Town plans for the future.

Highlights:

To move the utility funds back toward structural balance, the proposed budget includes a 10% increase in water and sewer rates and a \$0.50 increase in the garbage fee. As shown on page 8, utility rates have not kept pace with inflation in recent years, and expenditures have exceeded revenues. Rate adjustments in the current and prior fiscal years are intended to bring revenues back in line with rising costs, as reflected in the Consumer Price Index.

There are no proposed tax increases in this budget year.

The proposed budget fully funds the Capital Improvement Program (CIP). While capital projects were paused last year to focus on completing major ongoing work, this year's budget shifts toward maintenance of existing systems rather than new infrastructure investments.

Over the past several years, the Town has completed significant infrastructure improvements, including a full renovation of the water treatment plant, construction of a centrifuge at the wastewater plant, installation of new water meters, the Sunset Drive water line replacement, and rehabilitation or replacement of approximately 20% of the

wastewater collection system. This year marks a transition toward maintaining those investments. This approach is expected to continue through FY30, when a major debt obligation will be retired, creating capacity for future large-scale projects.

Personnel:

This budget continues Council's practice of adjusting salaries based on inflation. The cost-of-living adjustment for calendar year 2025 is 2.17%, based on the Consumer Price Index. In addition, employees are eligible for a 2% merit increase based upon their performance. The Town also offers selective raises tied to professional development plans for licenses, certifications, and degrees.

To maintain equity across the organization, total increases are capped at \$2,502, which reflects the maximum adjustment for a \$60,000 salary.

The Manager's salary allocation has been updated to better reflect time spent across funds: 35% General Fund, 30% Water Fund, 29% Wastewater Fund, 1% Garbage Fund, and 5% Economic Development.

The budget includes filling the Maintenance Foreman position, which was held vacant in FY26 to allow for cross-training and succession planning within Utilities. As the Town prepares for upcoming retirements, aligning staff roles and strengthening coordination between maintenance and plant operations will be critical.

The pay plan also supports professional development within the plants through the creation of a "Master Operator" classification. This change does not include an immediate salary increase but establishes a pay structure that encourages additional licensure and cross-training.

General Fund:

General Fund expenditures remain largely in line with inflation. After accounting for transfers to the wastewater and capital funds, total expenditures increase by 2.6% over the prior year.

Proposed capital items include new tasers for the Police Department, one-third of the cost of a maintenance truck (shared with utility funds), paving and sealing of the Town Hall and Police Department parking lots, and development of a master plan for the new park on North Main Street.

Requested General Fund donations include:

- Amherst Fire Department – \$15,000
- Second Stage – \$2,000
- Village Garden Club – \$3,000
- Amherst/Nelson Tech Club – \$2,000

- Neighbors Helping Neighbors- \$2,000
- Amherst County Museum – \$2,500

To improve transparency, three dedicated budget lines have been created for Town-sponsored events:

- Independence Day – \$20,000
- Halloween Event – \$6,000
- Christmas Parade – \$3,000

Water and Wastewater Funds:

As noted above, the proposed budget includes rate increases for both water and wastewater. Even with these adjustments, both funds require transfers to support operations in FY27.

The water fund includes approximately \$95,000 in operating support from reserves, along with additional transfers for capital needs. The wastewater fund requires approximately \$125,000 in operating support from the General Fund, plus \$77,000 for capital expenses. This reliance on General Fund reserves reflects the limited available balance within the wastewater fund while maintaining compliance with the Town’s fund balance policy.

The budget fully funds the proposed Capital Improvement Program (CIP). For water, this includes \$120,000 to design and construct a stream gage at the Town’s raw water intake and to submit required plans to the Department of Environmental Quality (DEQ) for approval. It also includes one-third of a maintenance truck and replacement of key meters at the Water Treatment Plant.

For wastewater, the CIP includes replacement of a major pump that is at end-of-life. The pump will be kept on hand for use as needed and is one of three major pumps at the lower plant that will be replaced on a rotating basis in coming years. The wastewater CIP also includes roof replacement on multiple buildings and meter replacements.

The draft utility policy also recommends reducing the timeframe for leak adjustments, as new metering technology allows staff to notify customers more quickly of potential issues.

Staff recommends avoiding new utility debt until the retirement of the Sterling Bank obligation in FY30, at which point additional water line replacement projects can be more sustainably pursued.

Economic Development:

The Economic Development Fund reflects a more complete allocation of staff time in this budget year. It also includes a \$120,000 transfer to the water fund to support costs

associated with renewing the Town's water withdrawal permit, preserving capacity for future growth.

The budget includes a \$20,000 contribution toward a joint County-Town tourism position. Additionally, \$5,000 is included to support a GO Virginia grant application by Sweet Briar College for a new engineering program aligned with regional industry needs.

Adoption Process:

The public hearing for both the budget and the Capital Improvement Program (CIP) has been set for April 8, 2026. The budget may not be adopted at the meeting where it is heard and is slated for adoption at the Council's May 13, 2026, meeting.



Town of Amherst

FY 2027



Picture courtesy of Duane Watts

Budget Overview

**Executive Summary:**

The Town of Amherst, Virginia provides water, wastewater, police, parks, planning, and general Town services to approximately 2,200 residents. Unlike most localities in Virginia, the Town does **not** collect real estate or personal property taxes.

So how does the Town operate without those taxes?

Most of the General Fund, which pays for police, parks, events, and administration, is supported by meals taxes and business licenses. About 40% of that fund comes from meals tax alone. This structure has allowed the Town to keep property taxes at 0% since 2013, but it also means our finances are closely tied to business activity and economic conditions.

Over the past eight years, the Town has made significant investments in water and wastewater infrastructure, including major plant upgrades, line replacements, generators, and new electronic meters. These projects improved reliability and modernized aging systems.

The FY27 budget begins a period of financial recalibration for utilities. Inflation, especially in electricity, chemicals, and labor, has outpaced utility rate increases since 2018. Proposed rate adjustments are intended to ensure that water and wastewater systems remain self-supporting and financially stable.

A major milestone occurs in FY 30, when nearly \$400,000 in annual utility debt will be paid off. When that happens, both the water and wastewater funds will have greater flexibility to maintain systems and plan for future improvements.

The Town continues to maintain strong financial reserves and fully funds its Capital Improvement Program in FY 27. There are no new positions proposed, and succession planning is underway to prepare for upcoming retirements in Utilities.

Looking ahead, continued growth matters. New homes mean new customers. New businesses mean stronger local revenue. That growth helps the Town maintain services while preserving its 0% property tax structure.

This overview is designed to help residents understand where Town funding comes from, how it is spent, and how decisions today position Amherst for the future.



The Town of Amherst, incorporated in 1910, is a 5 square mile town providing core services to our 2,200 residents. In Virginia, towns provide services in addition to those offered by the County. Every Town citizen is also a County citizen and receives services from, and pays taxes to, the county. Broadly, the services provided by the Town are:

- Water
- Wastewater
- Police
- Planning and Zoning
- Parks and Events
- Overall Maintenance and Groundskeeping
- Finance and Administration

About the Funds:

To accomplish its work, the Town has a \$5 million budget with five discrete funds- a general fund, and four ‘enterprise’ funds, which are funded with revenues from the services they provide. Funds have portions designated for operations within the current budget year, and they also have fund balances, which function as each its savings account. Revenues related to each fund are allocated directly to that fund, and services and costs come from each fund. The funds are:

- General: funds general government, parks and events, and police
- Water: funds the operation, maintenance, and debt service for the provision of municipal water services
- Sewer: funds the operation, maintenance, and debt service for the provision of municipal wastewater services

Fund Balance Requirements:

General Fund- 25% of budgeted revenues

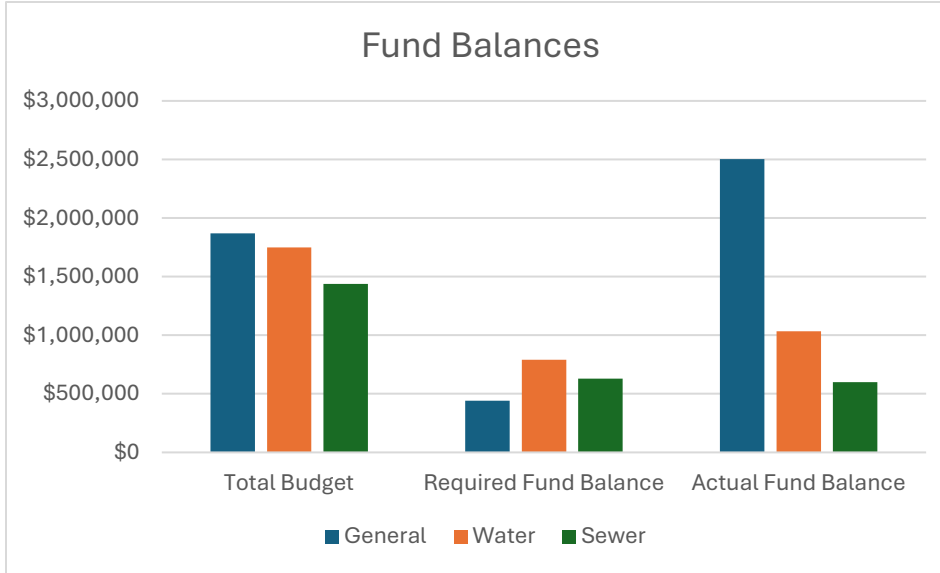
Water- 25% of budgeted operations plus one year of debt service

Sewer- 25% of budgeted operations plus one year of debt service.

- Garbage: curbside garbage and recycling
- Economic Development (EDA): economic development activities

In order to ensure long term stability, the Town has a robust and long standing fund balance policy, ensuring that all funds are positioned to weather financial challenges and change economic times. Each required fund balance calculation is based upon the needs of the fund. The box to the side shows how each amount is calculated each year.

This bar chart shows the fund balance amounts for the major funds in relation to the total budget for

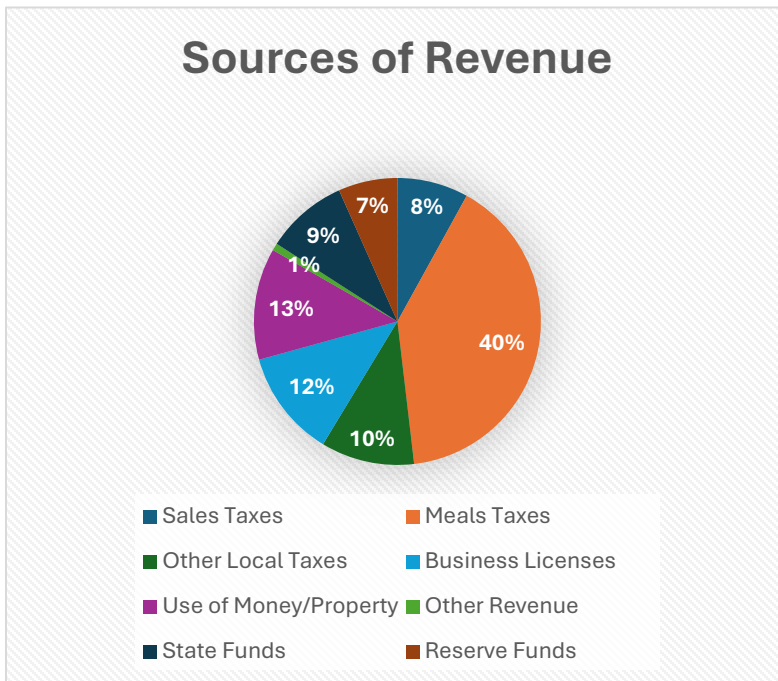


each fund and the required fund balance. As demonstrated in the chart, all fund balances with the exception of wastewater are above their required amount and the general fund is above the annual budget in that fund.

This means that the General Fund has more than one year of operating costs set aside in reserve. The wastewater fund will require a transfer from the General Fund in FY 27 to address budgetary needs and maintain its required balance.

Where does the funding come from for the Town of Amherst?

The General Fund is funded by a variety of taxes and levies, most substantially, meals and beverage taxes and business license revenue. The remaining funds are funded by operations within those funds, i.e. water bills fund the water fund.



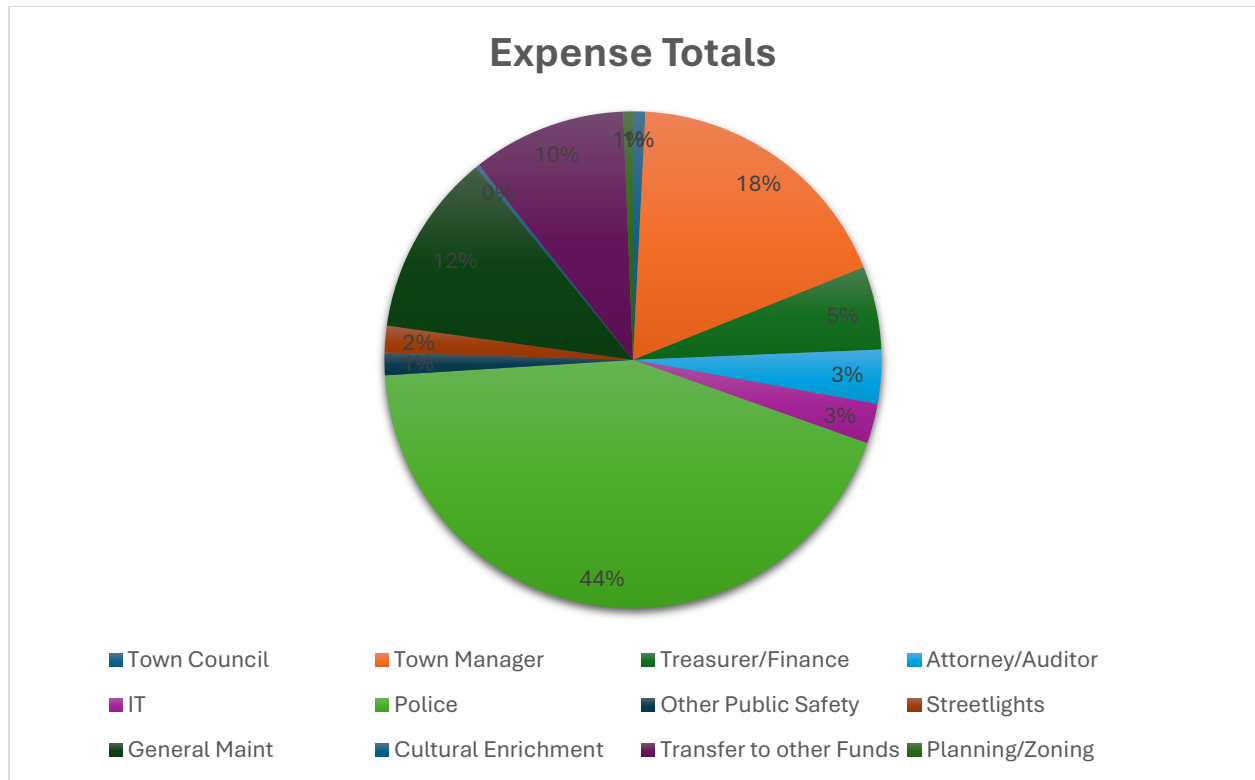
As shown in the pie chart, the Town is heavily dependent on meals taxes and business license fees for general fund revenue. Meals tax alone makes up 40% of General Fund revenue. When combined with business license revenue, more than half of the General Fund is generated directly by businesses. While this has kept the taxation burden on residents low for many years, it presents two issues. First, reliance on use-based taxes creates risk if economic



conditions shift quickly, particularly in the restaurant and retail industries. Second, restaurants nationally are reporting shrinking margins for profits, due to inflationary pressures, increased taxation, and labor costs. Consequently, profits are down and business failures in that sector are increasing.

What Does the General Fund Do?

The General Fund largely funds the items that people think about when they see Town employees. It funds the Town’s Police Department, Maintenance activities not directly related to water and wastewater, parks and events, and general Town business. The largest component of the general fund is the Police Department. The Town has six sworn full-time officers, part time officers, and a reserve force. The part time officers assist during events and if there are officers who are out. Reserve officers are volunteers, primarily used for events.



Long Term Budget Challenges

- Inflationary pressures
 - o Prior cost increases continue to affect current expenses. While the rate of inflation has decreased over the last two years, costs never went down.



- Some costs in certain areas are much higher than previously, including electricity and treatment chemicals, which have outsized impacts on the water and wastewater funds.
- Labor costs will continue to rise as minimum wage requirements set by the state increase.
- Budget reliance on meals and beverage taxes may be unreliable in a fiscal environment of decreasing margins for those businesses. While Amherst’s restaurants remain resilient, these industry-wide trends suggest that the Town should be thoughtful in its long-term planning.
- Limited revenue streams increase vulnerability to economic cycles

Long Term Budget Assets

- Long-term spending restraint has led to controlled costs across most lines
- Healthy fund balances provide protection from swings, as demonstrated by the Town’s resilience during and after the pandemic.
- Reinvestment in facilities has kept systems resilient and well-functioning, providing rate stability and predictability for future expenses.
- FY 30 sees a significant decrease in water and sewer debt, freeing up revenue to address remaining long standing water distribution needs, and placing sewer on a lower debt maintenance footing.
- Retention and development of employees, along with strong succession planning has allowed the Town to maintain its excellent employee base and reduce turnover costs.
- Interest in new growth and development is occurring in the Town, both with new developments and with development on existing infill lots. The Town has seen a new patio home development approved in the last year, and a new townhouse development is in the site plan process. The combined 100 houses that these two developments will add to the Town over the next several years will provide a real boost to the business community.

The Town of Amherst has not collected real estate or personal property taxes since 2013.

The Town has worked hard to manage costs to hold on to this status.

\$0.01 of real estate tax=\$19,480

\$0.01 of personal property= \$1,876



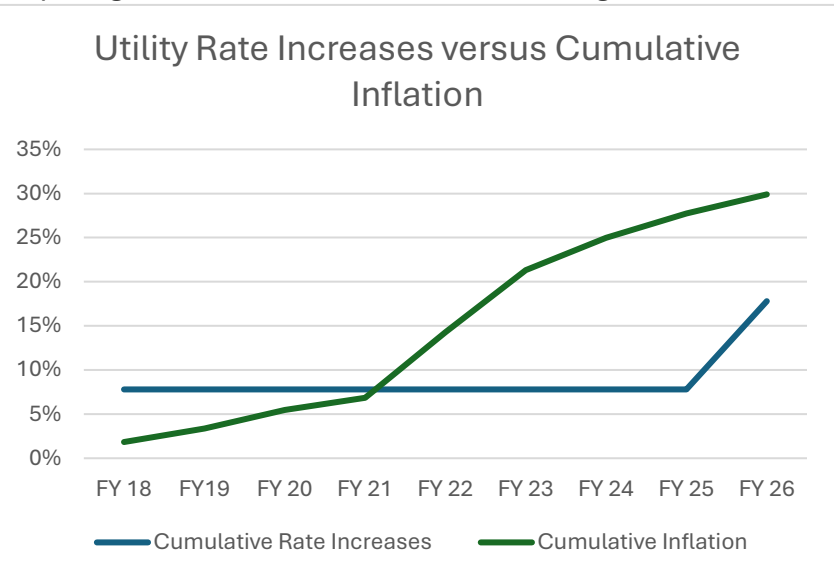
Ultimately, the Town’s ability to maintain its 0% property tax levy depends on business retention and economic growth. New restaurants and business mean more revenue and new homes means more customers.

The Town Council has prioritized items that support growth in the Town, including a well-equipped and trained Police Department, two new parks in the last ten years, and increasing events in the downtown area. The current budget lays out support for the development of the Town’s newest park on North Main Street through development of a park master plan. The budget proposal also sets aside general fund monies to support three key events: the annual Independence Day celebration, Halloween event, and the Christmas Parade. These expenditures are more than just quality of life benefits for living in Amherst- they are part of the Town’s strategy to remain a healthy and viable community with responsible growth and development in the future.

Enterprise Funds:

The Town’s primary enterprise funds, water and wastewater, are structurally designed to be self-supporting, without supplementation from tax revenue. The Town elected to pause rate increases in FY19, as fund balances were healthy in those funds at that time and revenues were outpacing costs. Since 2020, inflation, especially high in chemical and electrical costs, has driven the gap between revenues and expenditure higher each year, requiring the need for rate increases once again. As the line

chart shows, inflation rates form 2018 to today passed rate increase rates over the same time in FY 21, which is about the time when these funds began showing weaknesses in their structural balance. The Town Council delayed increases in FY 2021 and 2022 over concern about how the COVID 19 pandemic was impacting



residents and businesses. The Town also delayed rate increases during the transition to new electronic meters. Pausing increases during this period avoided compounding uncertainty for residents following the pandemic and allowed customers to adjust to

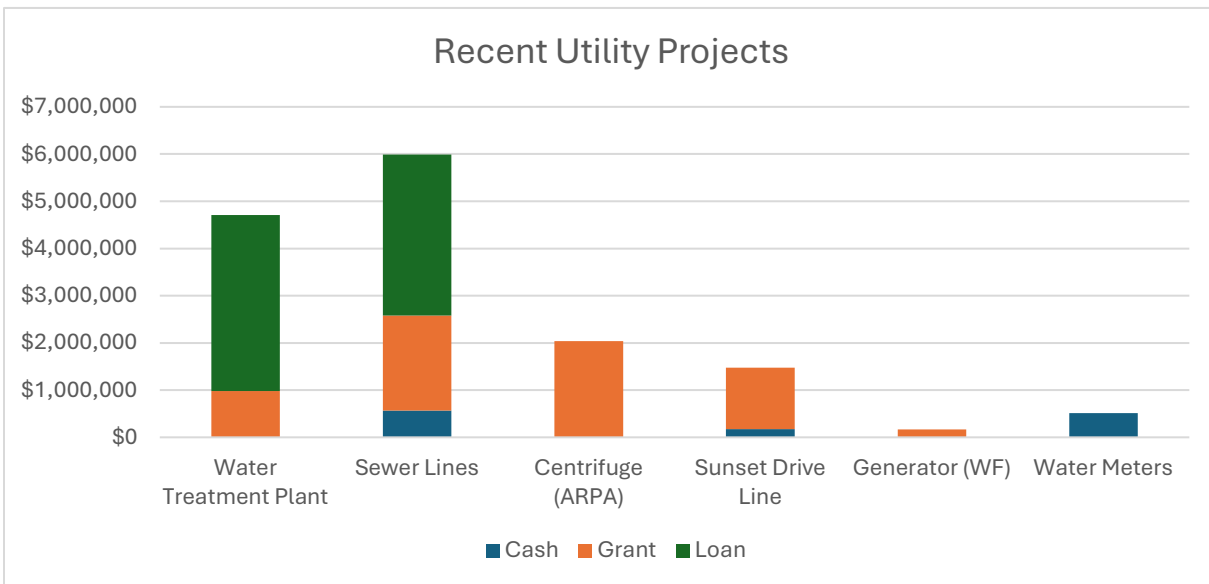


potentially higher usage readings identified by the new meters. . At this time, the Town having completed these projects, needs to restore the structural balance in these funds and ensure that operating costs and debt service are paid through the rate structure.

Water and Wastewater Funds- A Changing Focus

Over the last eight years, the Town has completed major infrastructure improvements at both the water and wastewater plants. The improvements include:

- Water Treatment Plant renovation
- Replacement or renovation of 25% of wastewater collection lines
- Addition of a centrifuge at the Wastewater Plant
- Replacement of Sunset Water Line
- Addition of Generator Capacity in Water System
- SCADA and Communication Improvements (included in other projects)



These improvements represent a significant reinvestment in the Town’s water and wastewater infrastructure. The Town has been responsible in its financial planning for these improvements, building up significant reserves for expenses prior to the projects, and utilizing significant grant funds, and low interest loans to complete the projects.

With the completion of these major improvements, the next several years will see a recalibration of work at the water and wastewater plants away from large construction projects towards refinement of operations and maintenance of systems. The water and wastewater debt structure changes significantly in FY 30, with a major debt retired at this time. The Town prioritized debt reduction in FY 19, and restructured two loans for a faster



payoff and lower interest rate. This restructured debt is the one which will be retired in FY 30.

At the same time that plants see a pause in major changes, there are several water line replacements that are lined up for consideration. A typical water line lifespan is 50 years, and line replacement is prioritized based on age, adequacy of the existing line size, and records of line breaks. Future line replacement plans include:

In FY30, the Town's single largest debt payment, one that has both water and wastewater costs, ends. This payment is close to \$400,000 per year, and its retirement will substantially change the budget dynamic for both funds.

- Western Route 60, Christian Springs and Huff Creek- . These lines were dedicated to the Town by a developer and are undersized for fire suppression and additional users.
- Waugh's Ferry Road- This is a critical line for the Town's system, as the Town's primary water tank is located at the end of this road.
- Rosecliff Farms extension- This community is seeking extension to address well issues in their community.
- Second Street- This line is older and has a higher than average leak rate.
- Walnut Street- This line is older and has a higher than average leak rate.
- Union Hill- This is an older line and is slated to be replaced in future years.
- Zane Snead- This is an older line and is slated to be replaced in future years.

There are smaller lines that the Town intends to replace 'in-house,' as time, needs and capacity arise.

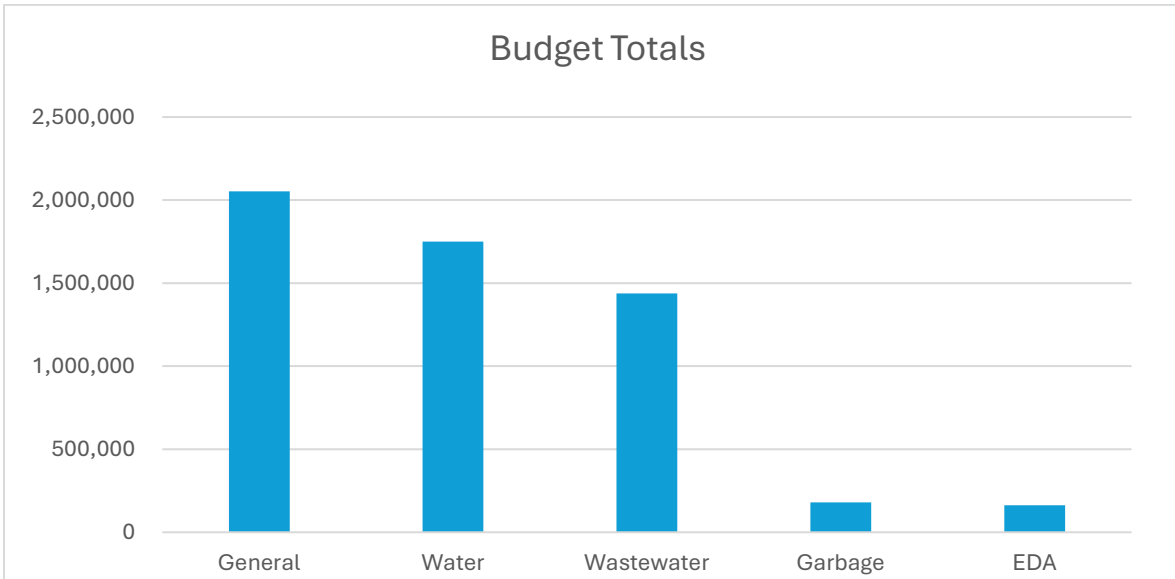
The next three fiscal years, from FY 27 through FY 30, are about restoring structural balance. The last several years have been about major projects, FY 30 will mark a turning point when nearly \$400,000 in annual debt is retired. At that time, the Town will have greater flexibility in planning improvements. Wastewater will move to a lower debt maintenance model, and water will be positioned to responsibly finance long term distribution projects.

This Year's Budget

For FY 27, the Town is considering a total budget of approximately \$5.6 million. General fund supplementation of the wastewater fund drives that cost up by over \$200,000. The EDA fund is larger than usual as well, funding required compliance costs for the Town's water withdrawal permit for the water fund. Interfund transfers, such as the ones from the general fund to wastewater, or the EDA fund to water, are recorded as expenditures



in both the sending and receiving fund, which makes the overall budget appear larger than the Town’s actual net spending. Thus, what looks like \$400,000 in expenditures is only half that amount. In the same way, \$120,000 transferred from the Economic Development account to the water fund for the permit compliance costs looks as though it is spent twice- once to move the funds, and then once to actually spend them. These transfers inflate the overall budget by well over \$300,000.



This year’s proposed budget includes fully funding the Capital Improvement Program

(CIP). The CIP projects are large capital projects that are considered separately from standard operating budget items. The following table shows the items proposed for funding in the draft budget, as well as the source of funds. This budget year does not contemplate any large infrastructure or grant funded projects, but is rather focused on maintenance of existing facilities.

Request:	General	Water	Wastewater
Tasers:	\$ 40,318.30		
Raw Influent Pumps:			\$ 19,546.10
Plants Meters:		\$ 24,041.00	\$ 24,041.00
Plants Roofs:			\$ 15,986.00
Maintenance Truck:	\$ 14,804.77	\$ 14,804.77	\$ 14,804.77
Seal Town Hall Lot:	\$ 2,666.67	\$ 2,666.67	\$ 2,666.67
Pave Police Lot:	\$ 28,750.00		
Park Master Plan:	\$ 40,000.00		
Water Compliance:		\$ 120,000.00	
Totals:	\$ 126,539.73	\$ 161,512.43	\$ 77,044.53

Personnel



This year, there are no new positions contemplated. The proposed budget does anticipate filling a position that was left vacant last year in Utilities. The Town has been preparing for upcoming retirements by building internal capacity and cross-training staff. This reduces operational disruption, minimizes the loss of institutional knowledge, and increases retention. To that end, the Utilities Maintenance Supervisor position was left unfilled last year, as that employee filled the Maintenance Foreman position. He is returning to his previous job, and a new Foreman is slated to be hired. This position swapping was used as an opportunity to better coordinate maintenance activities across departments and work towards the reunification of Utilities and Maintenance in one department in the next few years.

Personnel cost increases are modest in this budget. Several localities ended up with double digit health insurance increases, but the Town's increase is 7%. Additionally, the Town's retirement costs have remained stable. The Town's raise structure is 2.17% for a cost of living increase, based upon the Consumer Price Index (CPI) for last year. Additionally, employees with a satisfactory review are eligible for a 2% increase. These raises are capped at \$2,502, which is the amount that an employee with a \$60,000 salary would receive. This cap contains costs for the Town, and also prevents salaries at the higher end of the pay structure from stretching too far from front line employees. While the Town does not place this cap each year, a review of positions for similar towns demonstrates that the Town is in line with salaries elsewhere.

The Budget Document

The FY 27 budget reflects a Town that has invested heavily in its infrastructure, maintained financial discipline, and is positioning itself for long-term stability. Want to learn more? The complete budget is available on the Town's website, with individual budget lines for each fund, and detailed information about where the money goes. Past audits are also on the Town's website. And if you have questions, please reach out!

Sara McGuffin

Town Manager

434.946.7885

Sara.mcguffin@amherstva.gov

AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE TOWN OF AMHERST, VIRGINIA FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027, MAKING REVENUE ESTIMATES AND APPROPRIATIONS FOR SAME.

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF AMHERST, VIRGINIA:

A. SOURCES OF FUNDS

That for the support of the Town Government and its General Fund, for the tax year beginning on January 1, 2026, all taxes, fees, charges and penalties shall remain as heretofore set out by Ordinance, Resolution or other appropriate action of the Town Council except as the Town Council may establish or amend herein.

B. FUND ACCOUNTING

That the following projected sources and use of funds are hereby approved as the FY27 Town of Amherst budget and approved appropriations for the respective funds.

Estimated Revenues

General Fund	\$2,039,141
Water Fund	\$1,756,283
Sewer Fund	\$1,443,863
Garbage Fund	\$180,187
EDA Fund	\$162,683

Estimated Expenditures

General Fund	\$2,039,141
Water Fund	\$1,756,283
- Operations	\$1,140,721
- Debt Service and Capital Projects	\$615,562
Sewer Fund	\$1,443,863
- Operations	\$980,976
- Debt Service and Capital Projects	\$462,887
Garbage Fund	\$180,187
EDA Fund	\$162,683

C. TAX RATES

The proposed budget includes a continuation of the real estate tax rate at \$0.00/\$100.00 of assessed value and the personal property tax rate at \$0.00/\$100.00 of assessed value.

The proposed budget includes a continuation of the meals and beverage tax included in the Town Code at 6%.

The proposed budget includes a continuation of the lodging tax included in the Town Code at 5%.

The annual vehicle license fee for passenger motor vehicles, trucks and motorcycles shall be \$25/year for cars, 11.00/year for motorcycles and 8.00 for trailers

The rate for Business and Professional Occupational License Taxes shall be set at:

- Contractors: \$0.16 per \$100 of gross receipts
- Financial, Real Estate and/or Professional Services: \$0.50 per \$100 of gross receipts
- Retailers: \$0.10 per \$100 of gross receipts
- Wholesalers: \$0.04 per \$100 of gross receipts
- Repair, Personal, Business and other services: \$0.31 per \$100 of gross

- receipts
- The rate for Itinerant Merchants and Peddlers shall be set at \$20/year for door to door peddlers, \$200/month for itinerant merchants (\$500/yr max) and peddler of fresh produce \$50/year

D. UTILITY RATES AND CHARGES

See attached Utility Rate and Fee Policy for rates related to water and sewer. The FY 27 budget includes an increase in water and sewer rates. Water and sewer connection fees remain the same.

The monthly garbage rate increases in FY 27 to \$13.00.

E. DONATIONS

That donations to the following organizations are hereby authorized for the purposes listed subject to the conditions noted. These funds are to be disbursed on a reimbursement basis upon delivery of appropriate receipts:

Amount	Organization	Purpose/Conditions
\$15,000	Amherst Fire Department	Operating Costs, including water, sewer, electric, training, equipment.
\$3,000	Village Garden Club	Civic Beautification
\$2,500	Amherst County Museum and Historical Society	Utilities, Programming and repairs to the Museum building.
\$2,000	Neighbors Helping Neighbors	Supplies for Food Bank
\$2,000	Amherst/Nelson Tech Club	Technical assistance with events
\$2,000	Second Stage	Building preservation, events, and free event space
\$26,500	Total Donations	

F. FUND BALANCE REQUIRMENTS

The Town of Amherst maintains a Fund Balance Policy to ensure that the Town has adequate funds to address emergency situations and ensure the Town’s credit worthiness. Required balances for the 27 fiscal year are as follows:

General Fund Permanent Fund		\$513,390
General Fund Contingency		\$61,174
Water Fund Permanent Fund		\$737,729
Sewer Fund Permanent Fund		\$629,587
Garbage Fund Permanent Fund		\$45,047

G. PERSONNEL

To maintain the work that has been done to keep salaries fair and competitive, the budget includes a Cost-of-Living increase for all employees of 2.17%, with an opportunity for merit raises of an additional 2%. This is consistent with changes in the Consumer Price Index last year.

Health insurance costs increased 7% this year.¹²⁷

H. CONDITIONS

The intent being to authorize spending according to this budget, all appropriations articulated herein are declared to be maximum and conditional such that outlay shall be made only in the event the aggregate revenues collected and other resources available to the Town in the respective funds are sufficient. All debts of the Town shall be paid in full when due and payable. All expenditures shall be made in accordance with the Ordinance, the Town Charter, Town Code and Purchasing Policy and administrative rules and procedures.

This Ordinance was passed by a vote of the Amherst Town Council on the 13th of May, 2026 and reflects the complete budget for July 1, 2026, to June 30, 2027.

Mayor

Attest:

Clerk of Council

Town of Amherst
Schedule of Local Levy
July 1, 2026

The following are tax levies for the fiscal year beginning July 1, 2026. The Town Code contains other tax levies and a more complete description of the Town's taxation program.

1. On the \$100.00 of assessed value of taxable real estate, including mobile homes, the rate shall be \$0.00.

2. On the \$100.00 of assessed value of machinery and tools used in manufacturing or mining business including property specifically classified by Section 58.1-3506A.6 of the Tax Code of Virginia, the rate shall be \$0.00. This tax rate shall also be applicable to real and tangible personal property of public service corporations, based upon the assessments generated annually by the State Corporation Commission, and duly certified.

3. On the \$100.00 of assessed value of taxable tangible personal property, including property specifically classified by Section 58.1-3506 and Section 58.1-3509 of the Code of Virginia, the rate shall be \$0.00.

(Reference the provisions of VA CODE ANN., §58.1-3524 C.2. and §58.1-3913 E., as amended by Chapter 1 of the Acts of Assembly (2004 Special Session I) and as set forth in Item 503.E. (Personal Property Tax Relief Program) of Chapter 951 of the 2005 Acts of Assembly)

Town of Amherst Utility Rate and Fee Policy

FY 26/27

Initiation or Termination of Service:

Requests to initiate or terminate Town water, sewer and/or refuse collection (utility) service are accepted at the Town Hall (434/946-7885) 9-5, M-F for processing by the Utilities Department. All new customers and changes to the party to be billed are required to show proper identification and will be charged a \$50.00 account set-up fee/reconnection fee/trip charge that will be added to the customer’s first bill.

Residential Customers:

All active customers shall be charged one Residential Base Charge each month for each individual residential unit, as designated consistent with building and zoning practices. Customers are charged for water and sewer usage based upon metered water usage.

<u>Rate Component</u>	<u>In Town Residential Base Charge</u>	<u>In Town Use Charge per 1,000 gallons</u>	<u>Out of Town Residential Base Charge</u>	<u>Out of Town Use Charge per 1,000 gallons</u>
Water:				
Effective July 1, 2026	\$18.76	\$9.35	\$37.51	\$18.70
Sewer:				
Effective July 1, 2026	\$32.12	\$8.03	\$64.24	\$16.06
Curbside Refuse Collection:				
Effective July 1, 2026	\$13.00		\$13.00	

Nonresidential Customers:

Base charges for non-residential water and sewer users will be computed by dividing metered use by 3,250 gallons and then multiplying by the applicable residential base charge. This applies to all non-residential users except for churches that shall be assessed on the same basis as residences. The applicable residential charge shall be assessed for each residential unit for Curbside Refuse Collection.

Deposits

A lessee or tenant of a property shall pay a security deposit of \$300 to the Town as a condition precedent to turning on water or sewer services in the name of the lessee or tenant for that property. This may be paid at a rate of \$100/month, added to the monthly utility bill. Interest will not be paid on deposit refunds. Deposits will be credited to the tenant’s final bill after the Town is notified that the tenant will no longer be living at a particular residence. Any remaining credit balance left on a closed account will be mailed to the account holder, within two (2) months from when the account was closed, in the form of a check. Refund checks will only be made to the account holder.

Curbside Refuse Collection:

All in-town water customers shall receive curbside refuse collection service and refuse collection services will not be provided to non-water customers.

Fire Sprinkler Fees

Fire sprinkler fees are as follows:

4” Line	\$17.00/Month
6” Line	\$28.00/Month
8” Line	\$39.00/Month
10” Line	\$50.00/Month

Charges for Water Not Discharged to Sewer:

The Town charges for sewer based on 100% return of the water to the sewer system for those Town watercustomers that are connected to the Town of Amherst wastewater collection and system. However, any customer may request that the Town install a separate “irrigation” meter for water that does not return to the sewer system – i.e. for lawn sprinkling or irrigation. For the purposes of billing, the irrigation meter shall be considered a separate account. Separate application and connection fees are required to be paid, and once activated the water-only (no sewer or refuse collection fees apply) will be billed separately. All irrigation systems must meet the provisions of the Cross Connection Control Ordinance (§17-14 of the Town Code).

Dormant Account Fees:

A dormant account fee of \$5.00/month/residence or business for water and \$10.00/month/residence or business for sewer will be charged to every property owner that is connected to the respective utility, has used the service in the past, but not actively using the respective service. Dormant account fees shall not be applied to accounts associated only with yard hydrants, irrigation systems or swimming pools.

Reconnection Fee: -

A reconnection fee/trip charge of \$50 will be charged for any activation or reactivation of utility service due to a request for new service, reactivation from disconnection due to nonpayment or a customer- requested disconnection/reconnection. This fee may be waived at the Treasurer’s sole discretion due to emergency or irregular situations.

Billing:

Water meters are read every month and bills are calculated based upon the consumption recorded. All customers are billed every month. Bills are assigned a billing date which is normally the last day of the month during which the meter is read and then mailed to the customer. Payment is due by 5:00 P.M. on the 20th day of each month except when the 20th falls on a weekend or Town holiday the due date shall become 5:00 P.M. on the next business day. When a past due account is in delinquency status for more than three months, a lien for the balance due plus any court recording fees will be recorded against the real estate. **Property owners are held responsible for utility bills against their properties.**

Adjustments for Leaks:

A property owner is responsible for paying one hundred percent (100%) of the water that has passed through the Town’s water meter, along with the associated sewer charges. However, in good-faith situations involving water that has leaked from the customer’s plumbing, and upon confirmation by the owner that the leak has been repaired so that it will not recur, the Office Manager is authorized to grant a credit of up to fifty percent (50%) of the excess water and sewer charges, limited to the single billing period in which the leak occurred. The Office Manager is authorized to grant a one hundred percent (100%) credit on sewer charges if the leak occurred between the meter and the house, based on the assumption that the leaking water was not returned to the Town’s sewer system. For purposes of this leak adjustment policy, “repaired” is defined as physical repairs to the owner’s plumbing, such as pipe patching, replacement of the flapper mechanism in a toilet tank, or physical replacement or removal of a plumbing fixture. Merely closing a valve upstream of the leak location shall not be considered a repair.

Late Payment Charges and Disconnect Procedures:

The Town will assess a late charge penalty of 10%, which shall be assessed once for each new delinquent amount charged when the payment is not received by 5:00 P.M. on the due date. Delinquent charges shall also be assessed interest at 10% per annum (0.833% per month) until paid. All payments received after 5:00 P.M. are processed as the next business day’s receipts. If a customer receives a bill with a previous balance showing 60 days past due, that 60 days past due balance must be received by 5:00 P.M. on the 2nd Monday of the month following receipt of that bill. A text message and email notification will be sent out on the 2nd Monday to remind those in a pre-disconnect status of their payment that is due to avoid disconnect. If the 60-day previous balance is not received by the 5:00 pm deadline, customer will be put on the Town’s disconnect list for the following morning. **The cut off time refers to online payments and drop box payments as well as in person payments. If you make your payment at 5:05p.m. online on the cutoff date you will be added to the disconnection list per this policy.**

Effective July 1, 2024 per Code of Virginia § 15.2-2121.2. if the weather for the following 24 hours after scheduled

disconnect is predicted to reach 92 degrees or above, we are unable to perform disconnects. However, once the predicted temperature falls below 92 degrees, disconnect will be performed without any further notice. If you are already disconnected and the temperature reaches 92 degrees or above in the days following disconnect, we are not obligated to reconnect you without proper payment at that point.

Restoration of Service:

If a customer has not paid the 60 days past due balance on an account by the disconnection date or otherwise made arrangements satisfactory to the Treasurer to have the balance paid, the water service will be terminated. Before any service is restored, all past due amounts, including the \$50.00 reconnection fee/tripcharge, must be physically received at 174 South Main Street in the Town of Amherst. Funds will not be accepted from customers at the service location. The \$50.00 reconnection fee/trip charge will also be charged where a customer, or any entity other than the Town, has obtained water and/or sewer service prior to all applicable fees and/or charges being paid to obtain service and/or has installed a meter or other apparatus in a meter setting to gain access to public water/sewer.

In recognition that circumstances beyond the control of the customer or the Town of Amherst may contribute to late payments, a once per lifetime per customer exception to the penalty and reconnect fee may be granted for good reason at the Treasurer's sole discretion.

Returned Payments:

Any payments not honored by the bank, whether check, or credit card payment, will be charged a \$50.00 handling fee and any bank fees (*see* Va. Code § 15.2-106). Service shall automatically be disconnected when a payment to pay to prevent service from being disconnected or to reconnect a service is returned or charged back to the Town for any reason. If the returned payment was paid to prevent termination of services, then the past due balance, the returned payment handling fee and a reconnection fee/trip charge shall be collected prior to service being restored via cash, money order or certified check. Once the Town has received a returned payment on an account more than one time, the Town will not accept any forms of payment other than cash or certified funds for a period of six (6) months for that account.

Any payments received by 5:00 P.M. on each business day will be credited the same day. Any payments received after 5:00 P.M. (including those received via U.S. Mail and the Town's drop box) will be credited as being received the next business day.

Payment Arrangements:

The Treasurer is authorized to enter into a payment contract if a customer cannot pay his previous balance in full. Each customer account is only allowed one (1) payment arrangement per calendar year. There is a standard "agreement" form that is available at the Town office and must be signed by the person on the account. The Treasurer may make arrangements that deviate from the standard policy only in extreme situations.

Fire Hydrant Use:

Water may not be obtained from the Town of Amherst hydrants except by the Amherst Volunteer Fire Department or other approved firefighting agency. The Treasurer (434/946-7885) should be contacted for the application form for a permit to haul water from the Town of Amherst water plant.

Cross Connections:

As required by the Virginia Department of Health, where a high potential exists for contamination of the Town's municipal water system, a backflow prevention device approved by the Town of Amherst must be installed. This includes irrigation systems. Where required, the owner of the backflow prevention device must have annual tests performed to certify that the device is working correctly. Failure to install and operate such devices and/or provide certification or the test results to the Town of Amherst may result in the interruption of water service. (*See* Town Code 22-53, 22-54)

Sewer Connections and Discharges:

Connections to and discharges into the Town's sewer system must conform to local, state, and federal sewage

pretreatment regulations. This includes the installation of grease traps for restaurants and grittraps for car washes. Failure to meet such provisions may result in the interruption of sewer service via disconnection of the water service or other means. (*See* Town Code § 22-157.)

Availability and Connection Fees:

Availability Fees:

The Town does not charge availability fees where:

- there is programmed capacity in the system to serve the proposed connection and use,
- that connection will not hinder service to other properties, and
- the owner bears the cost of any line extensions that are required to make the connection.

If additional system capacity is required, the applicant will pay an availability fee based upon the cost of the improvement required.

Connection Fees: The connection fee shall be \$500 for water and \$500 for sewer.

Maintenance of Policy and Implementation

The Town Manager shall be responsible for maintaining and updating this policy and for its proper administration. The Town Manager shall have the authority to deviate from strict enforcement for good cause. The Town Manager is further authorized to allow out-of-town non-profit organizations that have a financial hardship and provide a community service to be billed at an in-town rate, on an annual basis.

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
GENERAL FUND REVENUES						
Real Property Taxes-Current		-				
Real Property Taxes-Delinquent		-				
Personal Property Tax-Current		-				
Personal Property Tax-Delinquent		-				
Penalties on Del Taxes		-	-			
Interest on Del Taxes		-				
Local Sales & Use Tax	168,000.00	-	161,621.69	72,763.02	150,000.00	150,000.00
Consumer Utility Tax-Gas, Elec	25,200.00	200.00	26,491.35	13,047.35	25,200.00	25,200.00
Electric Consumption Tax	13,200.00	(1,800.00)	14,880.10	6,892.49	13,200.00	13,200.00
Business License Tax	200,000.00	20,000.00	245,249.83	9,839.21	225,000.00	225,000.00
Business Lic Tax-Interest & Pen	4,000.00	-	10,869.03	561.66	4,000.00	4,000.00
Motor Vehicle Licenses	42,000.00	-	41,303.00	41,151.00	41,500.00	41,500.00
Motor Vehicle Licenses Penalties/Interest	500.00	-	760.64	200.93	500.00	500.00
Bank Stock Fee	65,000.00	-	72,319.00		65,000.00	65,000.00
Cigarette Tax	30,000.00	-	39,000.00	15,000.00	30,000.00	30,000.00
Lodging Tax	17,000.00	(3,000.00)	14,881.36	8,106.65	16,000.00	16,000.00
Meals Tax	770,000.00	10,000.00	766,839.30	392,823.44	775,000.00	750,000.00
Meals Tax-Pen & Int.	1,500.00	900.00	2,322.99	46.02	1,500.00	1,500.00
Zoning Fees		-	2,175.00	1,757.00	-	2,000.00
Fines & Forfeitures	7,400.00	(4,600.00)	9,203.16	6,464.61	7,400.00	7,400.00
Interest on Bank Deposits	51,000.00	(9,000.00)	40,940.84	9,529.16	45,000.00	45,000.00
Interest on Investments	150,000.00	54,000.00	155,893.43	61,045.07	150,000.00	150,000.00
VIP Unrealized Gain/Loss	20,000.00	-	35,301.25	7,182.28	20,000.00	20,000.00
Tower Lease	10,859.16	-	10,859.16	5,429.58	10,859.16	10,859.16
Rent-Firing Range		-	-	-	-	0.00
Sale of Banners			875.00	-	-	0.00
Police Security	5,000.00	-	-	4,520.88	5,000.00	5,000.00
Refunds	5,220.00	(324.00)	12,078.39	7,504.77	5,220.00	5,220.00
Returned Check Fee	1,200.00	700.00	1,400.00	550.00	1,200.00	1,200.00
Accident Reports	300.00	-	180.00	110.00	300.00	300.00
Misc Rev	0.00	-	14,691.68	771.00	-	0.00
Collection Fee	1,500.00	(500.00)	3,699.08	1,754.61	1,500.00	1,500.00
Donations-Police	0.00	-	12,006.00	371.00	-	0.00

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Sale of Surplus Property/Salvage	0.00	-	4,059.15	13,020.70	-	0.00
DMV Stop Fees	2,000.00	-	1,860.00	758.71	2,000.00	2,000.00
Rolling Stock Tax	2,800.00	200.00	2,887.44	2,889.35	2,800.00	2,800.00
Personal Property Tax Relief	17,455.92	-	17,455.92	17,455.92	17,455.92	17,455.92
Rental Tax	2,000.00	(200.00)	796.95	12.95	2,000.00	2,000.00
Game of Skills Tax		-	-	-	-	0.00
Communication Tax from State	65,000.00	(1,000.00)	66,366.69	32,664.67	65,000.00	65,000.00
DCJS Grants		-	6,419.19	550.00	-	
State Police Aid	70,448.00	5,784.00	70,447.00	35,224.00	70,448.00	70,448.00
Fire Programs Grant	15,000.00	-	15,000.00		15,000.00	15,000.00
Other Public Safety Grants		-			-	
DCJS Federal Justice Grants		-	3,342.00		-	
CARES Act Funding		-			-	
Insurance Claims		-	1,819.16	28,084.70	-	
Sale of Land/Vehicles/Buildings		-	500.00		-	
Carryover from previous year for budget balance		-			-	
FOIA Request		-	-	-	-	
Transfers from Other Funds		-			-	
Reserve Funds	127,861.40	127,861.40			-	291,358.23
General Fund Revenues Totals	1,891,444.48	199,221.40	1,876,794.78	798,082.73	1,768,083.08	2,036,441.31

GENERAL FUND EXPENSES						
TOWN COUNCIL						
Council Pay	11,400.00	-	9,825.00	4,650.00	11,400.00	11,400.00
FICA	872.10	-	751.86	355.84	872.10	872.10
Travel-Milage/Hotels/Conference	4,000.00	(2,000.00)	4,917.11	1,203.74	4,000.00	4,000.00
Employee Recognition		-	-	-	-	0.00
Town Council Totals	16,272.10	(2,000.00)	15,493.97	6,209.58	16,272.10	16,272.10

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
TOWN MANAGER						
Wages	47,656.85	2,207.05	47,044.11	24,040.61	58,278.46	58,278.46
PT Wages	45,740.03	2,112.94	43,621.76	22,780.62	44,689.67	44,689.67
FICA	7,144.86	330.48	7,057.56	3,647.17	7,877.06	7,877.06
VRS	11451.94	530.35	15202.67	6668.47	\$ 11,737.28	11737.28114
Health Insurance	6,508.32	117.94	6,352.43	2,230.09	8,035.20	8,035.20
Group Life Insurance	562.35	26.04	569.76	283.58	372.98	372.98
STD/Long-Term Disability	69.00	(170.97)	280.17	125.70	66.35	66.35
Unemployment Insurance	20.00	-	16.00	-	20.00	20.00
Worker's Comp	98.43	(33.37)	131.80	-	100.89	100.89
Professional Svcs	8,000.00	4,000.00	8,058.00	-	8,000.00	8,000.00
Printing & Binding		-	-	-	-	0.00
Advertising	2,500.00	-	408.04	230.41	2,500.00	2,500.00
Contingency requirement	52,907.00	1,907.00	21,626.88	8,784.22	51,500.00	61,187.00
Postage	800.00	400.00	738.63	29.71	800.00	800.00
Telecommunications	1,080.00	-	1,080.00	427.50	1,080.00	1,080.00
Crime & Cyber Insurance	2,025.00	(200.00)	2,225.00	-	2,025.00	2,025.00
Tuition Reimbursement	4,500.00	4,500.00	-	-	-	0.00
Travel-Mileage/Hotel/Conference	4,000.00	500.00	3,551.44	7,623.82	4,500.00	4,500.00
Independence Day			-	-	20,000.00	20,000.00
Halloween Event					6,000.00	6,000.00
Christmas Parade					3,000.00	3,000.00
Dues & Memberships	4,000.00	1,500.00	3,677.29	2,569.00	4,000.00	4,000.00
Capital Improvement Program		-			126,539.73	106,539.73
Town Manager Totals	199,063.79	17,727.47	161,641.54	79,440.90	361,122.62	350,809.62
Town Attorney	50,000.00	21,725.25	57,262.44	18,591.00	50,000.00	50,000.00
Independent Auditor	21,000.00	1,000.00	21,250.00	-	22,000.00	22,000.00
				18591		
FINANCE DEPARTMENT						
	59,568.58	4,699.29	56,812.88	33,645.69	42,549.95	42,549.95
PT Wages	5,636.33	260.20	5,296.42	3,650.66	5,873.82	5,873.82
FICA	4,988.18	379.41	5,399.42	3,282.82	3,704.42	3,704.42
VRS	12,616.97	982.71	14,811.42	7,369.39	7,509.46	7,509.46
Health Insurance	11,050.68	231.56	11,074.56	11,471.93	8,123.16	8,123.16

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Group Life Insurance	702.91	55.45	765.03	356.36	272.32	272.32
Hybrid Disability	58.46	2.70	51.15	35.46	224.66	224.66
Unemployemnt Insurance	50.00	18.00	69.42	10.20	70.00	70.00
Worker's Comp	86.66	(26.33)	112.99	-	71.63	71.63
DMV Stops	2,000.00	-	1,675.00	525.00	2,000.00	2,000.00
Professional Svcs	3,800.00	-	90.72	3,150.00	8,800.00	8,800.00
Banking Service Charges	1,000.00	900.00	694.44	-	1,000.00	1,000.00
VIP Management Fee	3,500.00	-	3,121.65	1,621.58	3,500.00	3,500.00
Service Contracts	4,800.00	200.00	4,452.07	5,062.53	5,000.00	5,000.00
Advertising	200.00	-	1,007.13	55.50	500.00	500.00
Postage	3,600.00	600.00	1,719.28	1,186.19	3,600.00	3,600.00
Telecommunications	1,080.00	-	1,080.00	495.00	1,080.00	1,080.00
Tuition Reimbursement	1,200.00	-	-	-	10,000.00	10,000.00
Travel-Mileage/Hotel/Conference	2,000.00	(1,000.00)	1,253.87	246.52	2,000.00	2,000.00
Dues & Memberships	560.00	40.00	445.00	524.08	685.00	685.00
Office Supplies	4,000.00	-	3,901.24	6,922.23	4,000.00	4,000.00
Finance Totals	122,498.77	7,342.99	113,833.69	79,611.14	110,564.42	110,564.42

Information Technology						
I.T. Services	15,000.00	-	12,234.05	4,313.88	15,000.00	15,000.00
Phone Maintenance		-	-	-	-	0.00
Website Maintenance	1,000.00	-	450.00	450.00	1,000.00	1,000.00
Microsoft Office Service	10,000.00	-	7,975.60	3,472.50	10,000.00	10,000.00
Tech Club Donation	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
I.T. Supplies	5,000.00	-	3,349.91	549.32	5,000.00	5,000.00
I.T. Equipment	20,000.00	15,000.00	3,454.70	4,158.25	20,000.00	20,000.00
I.T. Totals	53,000.00	17,000.00	29,464.26	14,943.95	53,000.00	53,000.00

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
POLICE DEPARTMENT						
Wages	459,837.21	(29,470.70)	387,731.29	229,028.90	472,391.28	472,391.28
Overtime	10,000.00	332.81	8,698.98	939.97	10,000.00	10,000.00
PT Wages	31,482.64	1,482.64	19,237.67	9,433.76	32,803.88	32,803.88
Other Pay/Holiday	14,562.53	(1,235.72)	9,215.97	4,640.32	18,006.68	18,006.68
Security Wages	5,000.00	-	-	800.00	5,000.00	5,000.00
FICA	39,396.24	(2,280.65)	31,503.29	17,819.05	40,573.39	40,573.39
VRS	95,315.81	(6,008.13)	79,759.27	46,014.62	79,480.91	79,480.91
Health Insurance	85,182.00	1,606.20	61,757.44	40,980.38	90,876.00	90,876.00
Group Life Insurance	5,426.08	(347.75)	4,488.94	2,630.93	3,023.30	3,023.30
STD/Long-Term Disability	137.47	6.37	120.23	34.38	132.00	132.00
Unemployment Insurance	69.15	0.42	75.64	10.59	69.53	69.53
Worker's Comp	15,902.11	(454.25)	16,356.36	-	16,428.08	16,428.08
LODA Insurance	3,621.00	321.00	2,631.00	-	3,983.00	3,983.00
Maint Services	2,000.00	-	1,105.98	10.49	2,000.00	2,000.00
Professional Services	5,000.00	(3,000.00)	4,525.00	-	5,000.00	5,000.00
CODE RED	2,700.00	-	2,700.00	-	2,700.00	0.00
Advertising	1,200.00	-	1,170.93	-	1,200.00	1,200.00
Postage	500.00	-	40.52	18.75	500.00	500.00
Telecommunications	11,640.00	-	7,814.95	3,705.35	11,725.68	11,725.68
Motor Vehicle Insurance	3,451.55	517.77	2,933.78	-	3,796.71	3,796.71
Other Property Insurance	689.54	154.58	534.96	-	758.53	758.53
Tuition Reimbursement	5,500.00	5,500.00	-	5,500.00	10,960.00	10,960.00
Travel-Mileage/Conference/Hotel	3,000.00	(5,000.00)	1,958.70	2,165.73	3,000.00	3,000.00
Public Safety Event	15,000.00	-	18,077.83	247.85	-	0.00
Fire Range Fees	5,400.00	2,400.00	993.75	3,477.09	3,000.00	3,000.00
Attorney Fees	2,500.00	500.00	1,800.00	450.00	2,500.00	2,500.00
Dues & Memberships	8,000.00	2,000.00	6,746.00	33.38	8,000.00	8,000.00
Office Supplies	3,000.00	-	2,764.03	1,562.49	3,000.00	3,000.00
K-9 Supplies	-	(4,500.00)	1,224.91	-	-	0.00
Fuel	20,000.00	-	17,296.37	8,135.42	20,000.00	20,000.00
Vehicle/Power Equipment Supplies	6,000.00	(3,000.00)	5,663.96	4,598.02	9,000.00	9,000.00
Police Supplies	40,000.00	20,000.00	20,528.32	12,227.15	20,000.00	20,000.00
Uniforms	7,000.00	3,000.00	4,354.38	2,719.52	7,000.00	7,000.00
Crime Prevention	2,000.00	(3,000.00)	2,936.81	240.51	2,000.00	2,000.00
Investigation Expense	3,000.00	-	138189.29	-	3,000.00	3,000.00

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Vehicles		(70,000.00)	74,263.60	-	-	0.00
Police Department	913,513.33	(90,475.41)	801,200.15	397,424.65	891,908.97	889,208.97

PUBLIC SAFETY						
Fire Dept Contributions	15,000.00	-	15,000.00	15,000.00	15,000.00	15,000.00
Fire Programs Grants	15,000.00	-	15,000.00	-	15,000.00	15,000.00
Public Safety	30,000.00	0.00	30,000.00	15,000.00	30,000.00	30,000.00

Streetlights	35,665.00	1,530.00	33,058.06	13,315.43	35,550.00	35,550.00
				13315.43		

GENERAL PROPERTIES						
Wages	26,473.99	(19,157.90)	27,299.99	7,550.23	\$ 26,210.14	26,210.14
PT Wages	19,834.36	3,490.62	12,214.60	8,618.54	20,553.84	20,553.84
Other Pay/Holiday	410.62	17.91	28.71	4.79	417.16	417.16
FICA	3,574.00	(1,197.18)	3,026.95	1,042.12	3,695.58	3,695.58
VRS	5,435.11	(4,634.98)	6,434.01	1,717.76	4,677.65	4,677.65
Health Insurance	5,632.20	(6,042.20)	6,813.47	2,797.08	6,026.40	6,026.40
Group Life Insurance	312.39	(226.07)	358.28	128.59	174.96	174.96
Long-Term Disability	19.42	(86.46)	-	10.05	19.42	19.42
Unemployment Insurance	64.00	-	62.80	7.09	64.00	64.00
Worker's Comp	149.53	(699.71)	849.24	-	155.81	155.81
Maintenance Contracts		-	-	2,300.00	-	0.00
Electric	10,385.00	35.00	11,286.84	4,300.33	11,290.00	11,290.00
Heating Services	3,000.00	(1,000.00)	2,279.91	449.32	3,000.00	3,000.00
Water/Sewer	4,303.82	583.82	3,501.69	1,494.77	3,573.95	3,573.95
Telecommunication	12,588.00	504.00	15,347.19	7,263.10	11,133.00	11,133.00
Property Insurance	511.50	127.49	-	-	562.64	562.64
Motor Vehicle Insurance	1,367.14	205.09	1,162.05	-	1,503.85	1,503.85
Other Property Insurance	3,421.11	579.98	2,841.13	-	3,763.18	3,763.18
General Liability Insurance	5,553.00	78.00	5,475.00	-	6,109.00	6,109.00
Lease of Equipment	7,000.00	(3,000.00)	798.94	1,934.70	10,000.00	10,000.00
Travel-Mileage/Conference/Hotel	4,000.00	-	2,580.76	3,398.10	5,000.00	5,000.00
Dues & Memberships		-	160.00	-	-	0.00
Office Supplies	750.00	-	2,364.51	260.80	1,000.00	1,000.00
Janitorial Supplies	2,000.00	(1,000.00)	1,139.10	599.43	2,000.00	2,000.00
Repair & Maint. Supplies	20,000.00	(1,500.00)	4,225.48	17,480.77	25,000.00	25,000.00

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 Actual	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Fuel	20,000.00	-	11,078.11	4,410.49	20,000.00	20,000.00
Vehicle/Power Equipment Supplies	24,000.00	-	7,191.91	5,913.08	24,000.00	24,000.00
Uniforms	3,000.00	-	1,722.65	1,742.21	3,000.00	3,000.00
Christmas Decorations	4,000.00	-	2,321.50	1,857.45	4,000.00	4,000.00
Ag Supplies	2,500.00	-	160.00	352.42	2,500.00	2,500.00
Equipment/Vehicles	20,000.00	20,000.00	148,552.00	27,798.00	44,414.30	44,414.30
General Properties Totals	210,285.18	(12,922.60)	319,276.82	103,431.22	243,844.88	243,844.88

CVCC Small Bus. Center Contri.		-		-	-	0.00
Second Stage Contri		(1,000.00)	1,000.00	0.00	2,000.00	2,000.00
Amherst Mountain Bike Club		-	-	-	-	0.00
Village Garden Club Contri.	3,000.00	-	3,001.00	-	3,000.00	3,000.00
Amherst/Nelson Tech Club		(2,000.00)			2,000.00	2,000.00
Museum Contributions	2,500.00	-	2,500.00	-	2,500.00	2,500.00

Planning/Zoning						
Professional Services	10000	10,000.00	-	-	10,000.00	10,000.00
Advertising	1,500.00	700.00	2,254.72	752.22	1,500.00	1,500.00
Postage	100.00	-	-	144.92	250.00	250.00
Planning Grants		-		-	-	0.00
Dues/Memberships	1,227.00	-	1,227.00	1,227.00	1,227.00	1,227.00
General Properties Totals	12,827.00	10,700.00	3,481.72	2,124.14	12,977.00	12,977.00

Community Development						
Chamber of Commerce Contri.		-		-		
Neighbors Helping Neighbors Contri.	1000.00	(1,500.00)	2,500.00	1,000.00	2,000.00	2,000.00
Community Development Totals	1,000.00	(1,500.00)	2,500.00	1,000.00	2,000.00	2,000.00
Renovations		-				
Transfer to EDA	4349.58	4,349.58	4,349.58	4,349.58	2,740.65	2,740.65
Transfer to Sewer	216469.73	216,469.73		216,469.73		207,973.67
		-		220,819.31		
General Fund Expense Total	1,891,444.48	187,947.01	1,599,313.23	1,172,730.63	1,838,739.99	2,036,441.31

WATER FUND

Account Name	FY 26 BUDGET			FY 27 BUDGET		
	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
WATER FUND REVENUE						
Water In-Town Base Charges	285,052.37	26,182.61	277,610.55	157,473.22	325,622.88	325,622.88
Water OT Base Charges	176,256.18	21,913.33	169,402.40	77,019.00	176,743.08	176,743.08
Water In-Town Usage Charge	429,477.74	36,689.12	405,094.18	236,035.02	513,933.78	513,933.78
Water OT Usage Charges	291,011.27	34,786.50	273,664.99	123,708.22	294,587.78	294,587.78
Penalties	25,000.00	(10,000.00)	30,124.11	17,398.35	25,000.00	25,000.00
Trip Charges	8,000.00	-	8,400.00	4,350.00	8,000.00	8,000.00
Dormant Acct Fee	3,380.94	(159.69)	3,326.64	1,470.82	3,075.96	3,075.96
Fire Sprinklers	4,599.00	(165.00)	4,764.00	2,382.00	4,764.00	4,764.00
Avalability Fee	5,000.00	-	5,436.54	4,630.56	5,000.00	5,000.00
Water Charges-SBC	106,200.00	9,900.00	96,902.20	52,965.00	106,200.00	106,200.00
Water Construction Reimbursement	26,227.20	-	26,227.20	13,113.60	26,227.20	26,227.20
Reimbursement of Const. Cost		-	-	0.00	0.00	-
Grant Revenue-Lead Service Line		(187,000.00)	22,875.66	187,585.34	0.00	-
Grant Revenue-Sunset Project		(1,300,000.00)	-	0.00	0.00	-
		-	-	0.00	0.00	-
Build Back Better			405,306.13	637,141.46	257,552.41	-
Transfer from Reserve	278,442.35	278,442.35	-	0.00	0.00	142,128.32
Transfer from General Fund		-	-	0.00	0.00	-
Utility Account Deposits	5,000.00	4,000.00	-	0.00	5,000.00	5,000.00
Transfer from Other Fund		(415,101.10)		0.00	100,000.00	120,000.00
Revenue Totatls	1,643,647.06	(1,500,511.87)	1,729,134.60	1,515,272.59	1,851,707.09	1,756,283.00
WATER FUND EXPENSES						
TOWN MANAGER						
Wages	64,335.01	2,979.42	59,690.86	25,547.75	51,738.68	51,738.68
PT Wages	5,717.50	264.11	5,452.72	2,847.55	5,958.62	5,958.62
FICA	5,359.02	248.13	5,175.56	2,278.74	4,413.84	4,413.84
VRS	15,459.70	715.95	15,270.78	7,431.21	10,420.17	10,420.17

WATER FUND

Account Name	FY 26 BUDGET		FY 27 BUDGET			
	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Health Insurance	8,135.40	873.60	6,801.98	2,491.75	7,365.60	7,365.60
Group Life Insurance	674.28	(49.72)	696.65	301.43	317.13	317.13
STD/Long-Term Disability	339.69	15.73	236.94	135.48	273.18	273.18
Unemployment Insurance		-		-	0.00	-
Contingency		-		-	0.00	-
Legal Fee/Study				6,280.50	0.00	-
Town Manager Totals	100,020.61	\$ 5,047.23	93,325.49	47,314.41	80,487.22	80,698.42
FINANCE DEPARTMENT						
Wages	45,911.90	3,096.54	43,787.19	26,316.58	39,134.09	39,134.09
PT Wages	11,272.66	520.39	9,494.58	5,005.46	11,747.64	11,747.64
FICA	4,374.62	276.70	3,826.06	2,249.73	3,892.45	3,892.45
VRS	10,183.95	670.83	8,201.28	4,269.28	7,351.56	7,351.56
Health Insurance	8,761.20	940.80	6,964.88	1,527.89	7,590.90	7,590.90
Group Life Insurance	541.76	36.54	461.71	236.72	250.46	250.46
Hybrid Disability	114.39	5.30	100.10	69.34	206.63	206.63
Unemployment Insurance		-	-	-	0.00	-
Professional Services		-		-	0.00	-
Banking Service Charges		(200.00)		-	0.00	-
Support Contracts	3,500.00	-	3,208.33	3,368.75	4,100.00	10,100.00
Misc Exp		-		-	0.00	-
Postage	4,200.00	200.00	4,092.31	2,169.59	4,200.00	4,200.00
Supplies	2,000.00	-	1,845.00	-	2,000.00	2,000.00
Finance Totals	\$ 90,860.47	\$ 5,547.09	\$ 81,981.44	\$ 45,213.34	80,473.72	86,473.72
Legal Fees/Study/Permit compliar	100000	100,000.00	0		100,000.00	-

WATER FUND

Account Name	FY 26 BUDGET			FY 27 BUDGET		
	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
WATER OPERATIONAL DEPARTMENT						
Wages	138,693.83	(29,149.04)	175,810.61	111,148.38	188,713.98	188,713.98
Overtime		-	2,905.23	-	0.00	-
PT Wages	31,677.00	1,467.95	34,076.00	16,834.32	33,014.81	33,014.81
Other/Holiday	5,023.13	(1,597.95)	3,188.60	2,277.42	5,302.39	5,302.39
FICA	13,417.64	(2,239.84)	16,557.83	9,927.73	14,020.12	14,020.12
VRS	31,626.29	(5,749.09)	37,709.20	23,623.92	27,447.77	27,447.77
Health Insurance	31,290.00	(2,226.00)	33,020.48	25,114.15	33,480.00	33,480.00
Group Life Insurance	1,636.59	(343.96)	2,047.17	1,295.63	927.69	927.69
Long-Term Disability	475.57	35.48	415.91	108.72	502.01	502.01
Unemployment Insurance	32.00	-	47.79	14.90	32.00	32.00
Worker's Comp	2,281.86	(1,823.36)	4,105.22	-	2,510.05	2,510.05
Testing Services	20,000.00	(11,000.00)	4,552.90	3,270.00	20,000.00	20,000.00
Professional Svcs	6,200.00	3,000.00	11,039.50	1,250.00	6,200.00	6,200.00
Repair & Maint. Svcs	10,000.00	-	3,250.00	5,351.53	10,000.00	10,000.00
Advertising	2,000.00	-	-	-	2,000.00	2,000.00
Electrical Svcs	75,400.00	6,447.41	74,103.80	35,232.21	76,750.00	76,750.00
Water & Sewer	93,830.71	(10,569.29)	70,118.51	29,668.23	73,261.87	73,261.87
Postage	2,000.00	-	1,334.95	15.60	2,000.00	2,000.00
Telecommunications	7,500.00	-	4,456.07	2,019.53	7,045.68	7,045.68
Property Insurance	2,951.04	735.54	2,215.50	-	3,246.07	3,246.07
Motor Vehicle Insurance	437.65	65.65	372.00	-	481.41	481.41
Travel-Mileage/Hotel/Conference	1,500.00	(1,500.00)	301.00	250.00	3,000.00	3,000.00
Lease/Rent Equipment		-	-	-	0.00	-
Permits	7,000.00	-	3,833.33	3,558.00	7,000.00	7,000.00
Dues & Memberships	2,000.00	-	1,380.74	173.19	2,000.00	2,000.00
Office Supplies	2,000.00	-	717.52	11.94	2,000.00	2,000.00
Lab Supplies	20,000.00	5,000.00	11,708.33	3,083.37	20,000.00	20,000.00
Repair & Maint. Supplies	30,000.00	10,000.00	19,650.69	39,319.53	78,630.85	78,630.85

WATER FUND

Account Name	FY 26 BUDGET		FY 27 BUDGET			
	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Fuel/Oil	2,000.00	(1,000.00)	669.82	-	2,000.00	2,000.00
Vehicle & Equip Supplies	3,000.00	-	574.62	460.00	3,000.00	3,000.00
Uniforms	1,500.00	-	-	991.10	1,500.00	1,500.00
Chemicals	108,000.00	-	115,464.70	43,461.58	108,000.00	108,000.00
Equipment		(15,000.00)	6,534.35	-	0.00	-
Operational Totals	653,473.30	(55,446.51)	642,162.37	358,460.98	734,066.70	734,066.70

WATER MAINTENANCE DEPARTMENT						
Wages	132,369.94	(5,549.72)	113,378.31	37,751.06	131,050.71	131,050.71
PT Wages	3,529.57	2,738.40	143.53	23.93	3,564.36	3,564.36
Other Pay/Holiday	2,053.10	89.54	1,088.19	530.96	2,085.81	2,085.81
FICA	10,553.38	(208.21)	8,778.22	2,634.98	10,888.73	10,888.73
VRS	27,175.55	(1,490.29)	22,643.08	7,725.29	23,388.27	23,388.27
Health Insurance	28,161.00	231.00	22,146.54	8,360.58	30,132.00	30,132.00
Group Life Insurance	1,561.97	(65.48)	1,301.63	442.16	874.79	874.79
Long-Term Disability	97.10	44.16	-	49.92	97.10	97.10
Unemployment Insurance		-	-	-	0.00	-
Worker's Comp	5,376.92	(654.20)	3,749.00	-	6,900.88	6,900.88
Repair & Maint. Svcs		(1,000.00)	-	-	0.00	-
Professional Services		-	-	-	0.00	-
Miss Utility	800.00	-	503.70	369.25	800.00	800.00
Telecommunication		-	-	-	0.00	-
Motor Vehicle Insurance	1,367.14	205.09	1,162.05	-	1,500.00	1,500.00
Lease of Equipment	5,000.00	-	-	375.00	0.00	-
Travel-Mileage/Conference/Hotel	2,000.00	-	108.49	-	3,000.00	3,000.00
Dues & Memberships	200.00	-	-	-	200.00	200.00
Repair & Maint. Supplies	25,000.00	-	17,594.68	2,553.49	25,000.00	25,000.00
Fuel		-	-	-	0.00	-

WATER FUND

Account Name	FY 26 BUDGET		FY 27 BUDGET			
	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Vehicle/Power Equipment						
Supplies		-	-	-	0.00	-
Uniforms		-	-	-	0.00	-
Equipment/Vehicles		-	-	-	0.00	-
Maintenance Totals	245,245.67	(5,659.71)	192,597.42	60,816.62	239,482.65	239,482.65
Revenue Refunds		-	-	-		
WTP Improvements		-	422,306.34	3,044.01		
Sunset Waterline Replacement		(1,300,000.00)	613412.82	668,514.56	111,796.40	
Debt Payments						
60W W/L Principle	18,258.30	535.66	-	8,927.28	18,810.20	18,810.20
60W W/L Interest	10,785.62	(535.66)	11,321.28	5,594.68	10,233.78	10,233.78
Mainstreet W/L Principle	83,792.13	1,853.98	61,934.17	41,198.24	85,688.06	85,688.06
Mainstreet W/L Interest	39,159.55	(1,853.98)	61,017.51	20,277.60	37,263.62	37,263.62
Sterling Debt Refi Prin	109,311.69	3,591.42	9,911.29	54,655.89	113,025.10	113,025.10
Sterling Debt Refi Interest	17,891.54	(3,591.41)	23,344.97	9,402.79	14,178.14	14,178.14
Water Plant Upgrades Prin	95,099.78	(1,753.79)	161.48	46,740.52	97,299.65	97,299.65
Water Plant Upgrades Interest	79,748.40	1,753.79	81,898.54	40,683.57	77,550.53	77,550.53
Debt Reserve		-	-	-		
Capital Improvement Program		(250,000.00)	-	-		161,512.43
Debt Totals	454,047.01	(249,999.99)	249,589.24	227,480.57	454,049.08	615,561.51
Water Fund Expense Totals						
	1,643,647.06	(1,500,511.89)	2,295,375.12	1,410,844.49	1,800,355.77	1,756,283.00

SEWER FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
SEWER REVENUE			SEWER REVENUE			
Sewer In-Town Base Charges	408,714.71	17,769.49	389,170.86	230,712.12	517,716.38	517,716.38
Sewer OT Base Charges	124,433.56	27,173.11	112,728.01	55,079.65	115,378.68	115,378.68
Sewer In-Town Usage Charge	320,678.09	28,256.05	273,725.77	166,458.92	399,171.13	399,171.13
Sewer OT Usage Charges	101,102.27	21,933.68	91,026.38	44,442.25	93,745.18	93,745.18
Penalties	25,000.00	-	30,922.03	17,693.86	25,000.00	25,000.00
Dormant Acct Fee	5,010.30	(343.28)	4,855.54	1,985.01	4,305.90	4,305.90
Avalability Fee	1,000.00	1,000.00	922.58	-	1,000.00	1,000.00
SBC-Rut. Creek Operations	68,000.00	13,000.00	61,556.42	62,165.82	68,000.00	68,000.00
SBC Sewer Rehab	11,172.00	-	8,379.00	8,379.00	11,172.00	11,172.00
Reimbursement of Const. Cost		-	-			
Nutrient Credit	400.00	-	1,405.60	552.81	400.00	400.00
CARES Act Utility Forgiveness		-	-	-		
Transfer from Reserve		(582,655.53)	-	-		
Transfer from General Fund	218,976.28	218,976.28	-	216,469.73		207,973.67
USDA Grant Funds		-	107,529.62	-		
Revenue Totals	1,284,487.22	(254,890.19)	1,082,221.81	803,939.17	1,235,889.26	1,443,862.93
SEWER EXPENSES			SEWER EXPENSES			
TOWN MANAGER			TOWN MANAGER			
Wages	41,053.95	4,348.30	36,705.70	19,160.80	37,930.72	37,930.72
PT Wages	5,717.50	264.11	5,096.23	2,847.55	5,958.62	5,958.62
FICA	3,578.02	352.85	3,350.72	1,763.44	3,357.53	3,357.53
VRS	9,865.26	1,044.89	9,721.15	5,573.49	7,639.25	7,639.25
Health Insurance	4,005.12	318.36	3,335.58	1,868.84	3,883.68	3,883.68
Group Life Insurance	484.44	51.31	430.06	226.07	242.76	242.76
STD/Long-Term Disability	216.76	22.95	177.76	101.64	200.27	200.27
Unemployment Insurance		-		-		
Contingency		-		-		

SEWER FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Town Manager Totals	64,921.06	6,402.78	58,817.20	31,541.83	59,212.84	59,212.84

FINANCE DEPARTMENT			FINANCE DEPARTMENT			
Wages	37,720.66	2,678.38	35,975.20	21,523.08	30,531.70	30,531.70
PT Wages	10,990.84	507.38	9,257.22	4,880.30	11,453.95	11,453.95
FICA	3,726.43	243.71	3,220.61	1,895.57	3,211.90	3,211.90
VRS	8,249.54	573.28	6,851.46	3,450.96	5,640.24	5,640.24
Health Insurance	6,758.64	122.47	5,457.48	1,398.73	5,519.52	5,519.52
Group Life Insurance	445.10	31.60	387.28	192.62	195.40	195.40
		-	66.77	46.23	161.21	161.21
Unemployment Insurance		-		-	0.00	-
Banking Service Charges		-		-	0.00	-
Service Contracts	3,500.00	-	3,208.34	3,368.75	4,100.00	10,100.00
Postage	4,500.00	500.00	4,092.27	2,169.55	4,500.00	4,500.00
Supplies	2,000.00	-	1,845.00	-	2,000.00	2,000.00
Finance Totals	77,891.22	4,656.83	70,361.63	38,925.79	67,313.92	73,313.92

SEWER OPERATIONAL DEPARTMENT			SEWER OPERATIONAL DEPARTMENT			
Wages	176,872.50	(25,762.39)	207,845.08	109,222.12	182,045.21	182,776.41
PT Wages		-	-	-		
Overtime Wages			2,875.73	-		
Other/Holiday	7,152.32	563.64	5,617.76	2,900.19	7,453.68	7,453.68
FICA	14,077.90	(1,927.70)	15,986.05	8,600.05	14,496.66	14,552.60
VRS	38,098.65	(5,206.27)	43,836.57	23,374.31	32,154.33	32,276.00
Health Insurance	31,290.00	(2,226.00)	33,434.02	18,729.38	33,480.00	33,480.00
Group Life Insurance	2,087.10	(303.99)	2,447.74	1,275.73	1,165.09	1,169.77
Long-Term Disability	269.54	12.48	235.73	259.50	280.90	280.90
Unemployment Insurance	24.00	24.00	24.00	-	26.40	26.40
Worker's Comp	3,396.67	(365.64)	3,762.31	-	3,494.86	3,505.53

SEWER FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
Sludge & Trash Removal-Rut.Crk	10,000.00	5,000.00	45,548.73	3,126.80	10,000.00	10,000.00
Testing Services	53,655.29	-	38,311.90	24,777.30	58,215.00	58,215.00
Professional Svcs	3,000.00	-	3,000.00	1,250.00	3,000.00	3,000.00
Repair & Maint. Svcs-Rut Crk	25,000.00	6,334.00	5,002.00	23,851.53	30,000.00	30,000.00
Advertising	500.00	-	-	-	500.00	500.00
Electrical Svcs-Rut. Crk	66,000.00	13,000.00	74,460.77	33,852.94	75,000.00	75,000.00
Water, Sewer -Rut. Crk	10,644.56	3,244.56	11,588.21	15,499.74	27,214.47	27,214.47
Electrical Svcs-Pump Station	1,850.00	(520.00)	2,137.37	664.03	1,920.00	1,920.00
Water, Sewer-Pump Station	204.60	(15.40)	188.75	84.09	204.60	204.60
Postage	50.00	(200.00)	-	104.80	50.00	50.00
Telecommunications	5,976.00	180.00	8,119.61	4,837.50	8,573.64	8,573.64
Property Insurance	4,398.81	1,096.40	3,302.41	-	4,838.58	4,838.58
Motor Vehicle Insurance	415.38	62.31	353.07	-	456.92	456.92
Travel-Mileage/Hotel/Conference	3,000.00	-	200.00	-	3,000.00	3,000.00
Permits	4,000.00	-	6,784.04	4,523.00	4,000.00	4,000.00
Dues & Memberships	2,000.00	-	2,044.90	160.16	2,000.00	2,000.00
Office Supplies	2,000.00	-	833.00	11.94	2,000.00	2,000.00
Lab Supplies	10,000.00	1,765.00	7,175.29	2,384.92	12,000.00	12,000.00
Repair & Maint. Supplies-Rut. Crk	45,000.00	10,000.00	38,940.37	35,258.80	70,868.65	70,868.65
Fuel/Oil	3,000.00	-	2,638.66	1,059.32	3,000.00	3,000.00
Vehicle & Equip Supplies	3,000.00	-	212.93	30.00	3,000.00	3,000.00
Uniforms	2,000.00	-	-	991.10	2,000.00	2,000.00
Chemicals-Rut Crk	10,000.00	5,385.00	7,020.00	10,530.00	27,500.00	27,500.00
Vehicles	-	(15,000.00)	6,449.58	-	0.00	-
Treatment Totals	538,963.32	(4,860.00)	580,376.58	327,359.25	623,938.99	624,863.15

SEWER FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
SEWER MAINTENANCE DEPARTMENT			SEWER MAINTENANCE DEPARTMENT			
Wages	132,369.94	(5,148.66)	113,378.31	37,751.06	131,050.71	131,050.71
PT Wages	3,529.57	2,738.40	1,098.41	530.96	3,564.36	3,564.36
Other Pay/Holiday	2,053.10	89.54	143.53	23.93	2,085.81	2,085.81
FICA	10,553.38	(177.53)	8,778.22	2,634.98	10,888.73	10,888.73
VRS	27,175.55	(1,393.91)	22,643.08	7,691.91	23,388.27	23,388.27
Health Insurance	28,161.00	(2,439.11)	23,084.42	8,360.58	30,132.00	30,132.00
Group Life Insurance	1,561.97	(60.75)	1,301.63	442.16	874.79	874.79
Long-Term Disability	97.10	97.10	-	50.94	97.10	97.10
Unemployment Insurance		-	-	-		
Worker's Comp		-	-	-		
Repair & Maint. Services		-	-	-	0.00	-
Professional Services		-	-	-	0.00	-
Telecommunication		-	-	-	0.00	-
Motor Vehicle Insurance	1,367.14	205.09	1,162.05	-	1,503.85	1,503.85
Lease of Equipment		(5,000.00)	-	-	0.00	-
Travel-Mileage/Conference/Hotel		-	-	-	0.00	-
Misc		-	-	-	0.00	-
Dues & Memberships		-	-	-	0.00	-
Repair & Maint. Supplies	10,000.00	-	8,153.20	12,461.60	20,000.00	20,000.00
Fuel		-	-	-	0.00	-
Vehicle/Power Equipment Supplies		-	-	-	0.00	-
Uniforms		-	-	-	0.00	-
Equipment/Vehicles		-	-	-	0.00	-
Maintenance Totals	216,868.75	(11,089.83)	179,742.85	69,948.12	223,585.62	223,585.62
Sliplining Project		-	284625	87,861.48		

SEWER FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
WWTP Centrifuge		-	78572.88	-		
Debt Payments			Debt Payments			
Sterling Bank WWTP Refi Prin	232287.3404	7,631.77	(9,911.29)	116,143.65	240,178.33	240,178.33
Sterling Bank WWTP Refi Int	38019.5276	(7,631.74)	43,789.26	19,981.00	30,128.55	30,128.55
Sewer Rehab Principle	72094.24	983.95	18.78	35,849.34	73,091.80	73,091.80
Sewer Rehab Interest	43,441.76	(983.95)	44,425.71	21,918.66	42,444.19	42,444.19
Debt Reserve		-		-		
Capital Program		(250,000.00)		-		77,044.53
Debt Totals	385,842.87	(249,999.97)	78,322.46	193,892.65	385,842.87	462,887.40
Sewer Fund Expense Totals	1,284,487.22	(254,890.19)	1,330,818.60	749,529.12	1,359,894.24	1,443,862.93

GARBAGE FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
GARBAGE REVENUE						
Garbage IT Charges	147,337.50	362.50	148,562.78	74,691.41	153,491.00	153,491.00
Garbage OT Charges	19,512.50	(1,300.00)	20,465.55	10,198.06	20,384.00	20,384.00
Penalties	5,000.00	-	4,732.26	2,819.23	5,000.00	5,000.00
Transfer from Garbage Reserve		-				
Transfer from Other Funds		-				1,312.22
Revenue Totals	\$ 171,850.00	\$ (937.50)	\$ 173,760.59	\$ 87,708.70	178,875.00	\$ 180,187.22

TOWN MANAGER						
Wages	1,282.94	(2,387.63)	3,670.48	1,916.04	1,307.96	1,307.96
PT Wages	-	-	356.49	-	-	-
FICA	98.14	(182.66)	323.46	154.59	100.06	100.06
VRS	308.29	(573.75)	972.08	557.31	263.42	263.42
Health Insurance	125.16	(243.52)	333.57	186.84	133.92	133.92
Group Life Insurance	15.14	(28.17)	43.10	22.57	8.37	8.37
STD/Long-Term Disability	6.77	(12.61)	17.60	10.08	6.91	6.91
Contingency	7,087.50	1,940.83	-	-	7,087.50	7,087.50
Town Manager Totals	\$ 8,923.94	\$ (1,487.51)	\$ 5,716.78	\$ 2,847.43	8,908.13	\$ 8,908.13

FINANCE DEPARTMENT						
Wages	1043.58	(760.86)	1,843.02	1,109.31	1,671.98	1,671.98
PT Wages	281.82	13.01	237.33	125.19	293.69	293.69
FICA	169.42	10.82	149.06	88.33	150.37	150.37
VRS	430.50	27.91	343.36	180.61	315.54	315.54
Health Insurance	375.48	6.80	297.08	62.11	330.42	330.42
Group Life Insurance	22.81	1.52	19.18	9.93	10.70	10.70
Hybrid Disability	5.08	0.23	3.79	3.01	5.63	5.63
Finance Totals	2,328.67	(700.59)	2,892.82	1,578.49	2,778.34	2,778.34

GARBAGE FUND

FY 26 BUDGET

FY 27 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
GARBAGE EXPENSES						
Collection In-Town	135,559.68	2,609.76	133,104.00	69,047.04	143,568.00	143,568.00
Collection Out of Town	20,824.80	(578.40)	18,531.18	9,097.92	20,736.00	20,736.00
Garbage Totals	\$ 156,384.48	\$ 2,031.36	\$ 151,635.18	\$ 78,144.96	164,304.00	\$ 164,304.00

GARBAGE MAINTENANCE DEPARTMENT						
Wages	2,941.55	(301.58)	2,519.29	838.72	2,912.24	2,912.24
PT Wages		-		-		
Other Pay/Holiday	45.62	1.99	3.18	0.52	46.35	46.35
FICA	228.52	(22.92)	193.20	57.54	235.91	235.91
VRS	334.54	(345.31)	503.22	170.86	311.05	311.05
Health Insurance	625.80	(111.55)	516.57	185.76	669.60	669.60
Group Life Insurance	34.71	(3.56)	29.08	9.84	19.44	19.44
Hybrid Disability	2.16	2.16		-	2.16	2.16
Maintenance Totals	4,212.90	(780.77)	\$ 3,764.54	\$ 1,263.24	4,196.75	4,196.75

Garbage Fund Expense Total	\$ 171,850.00	\$ (937.50)	\$ 164,009.32	\$ 83,834.12	180,187.22	\$ 180,187.22
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VIIC DEVELOPMENT AUT

FY 26 BUDGET

FY 267 BUDGET

Account Name	FY 26 Approved	FY 26 Recommended less FY25 Adopted=Difference	FY 25 EOY	FY 26 @ 12/31/25	FY 27 Department Request	FY 27 TM Recommended
IDA REVENUES						
Lease/Sale of Lots		-	-		-	
BP Recoupment Rev	64,795.16	(17.60)	64,795.16		64,795.16	64,795.16
Zoning Fees		-	-		-	-
Bond Issue	2,612.50	(1,277.50)	3,890.00	2,612.50	2,612.50	2,612.50
Home Owners Reimb	1,718.82	(204.18)	1,718.82		1,718.82	1,718.82
Transfer from Other Funds	4,349.58	4,349.58	4,349.58	4,349.58	2,740.65	2,740.65
Transfer from Fund Balance						90,815.85
Revenue Totals	73,476.06	2,850.30	74,753.56	6,962.08	71,867.13	162,682.98
IDA EXPENSES						
Wages					\$ 9,519.09	\$ 9,519.09
PT Wages	12,654.87	3,160.84	13,058.28	6,371.23	13,072.31	13,072.31
FICA	968.10	241.81	998.92	487.38	1,000.03	1,000.03
Worker's Comp	449.22	175.48	227.08	-	460.63	460.63
Repair & Maint. Svcs		-	-	-	-	-
Professional Services		-	-	-	-	-
Electrical Svcs	330.00	30.00	351.52	170.04	350.00	350.00
Dues & Membership	2,800.00	-	2,658.00	2,658.00	2,800.00	2,800.00
Transfer to IDA fund bal	56,273.87	(757.83)	-	-	-	-
SBC/GOVA Grant					5,000.00	5,000.00
Water Transfer					120,000.00	120,000.00
Tourism Cont.					20,000.00	20,000.00
Small Business Grant		-		-		
Capital expenses		-		-		
Expense Totals	73,476.06	2,850.30	17,293.80	9,686.65	162,682.98	162,682.98

TOWN OF AMHERST
CAPITAL IMPROVEMENT PROGRAM FY26-27

Project Description & Ranking	CIP Committee Evaluation	Planning Commission Ranking	Total Estimated Cost	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Recommended Sources of Funds
Police									
Police Ford Interceptor	19		67,030.00	-		67,030.00			General Fund
Tasers-Reoccurring	21		40,318.30	40,318.30	5,000.00	5,000.00	5,000.00	5,000.00	General Fund
Toughbooks-Reoccurring	20		27,929.94				27,929.94		General Fund
Dash & Body Camera-New	21		90,000.00		90,000.00				General Fund
Plants									
Raw Influent Pumps (3)	21		58,638.30	19,546.10	19,546.10	19,546.10			Wastewater
WWTP Digester Blower/Motor (2)	15		50,009.94		25,004.97	25,004.97			Wastewater
WWTP Security Cameras-New	18		19,326.12					19,326.12	Wastewater
WTP Security Cameras-New	18		19,326.12					19,326.12	Water Fund
Waste Sludge Flow Meter, Influent Flow Meter, Effluent Sludge Flow Meter, Effluent Flow Meter	19		48,082.00	48,082.00					Wastewater and V
Plants Roof Repair	17		15,986.00	15,986.00					Wastewater
Tank and clearwell cleaning - interior	21		17,000.00		17,000.00				Water Fund
Cleaning Outside of Tanks	14		21,600.00					21,600.00	Water Fund
WW AC and Heat Repair	15		10,800.00					10,800.00	Wastewater
Maintenance									
Half Ton Pick-up	15		44,414.30	44,414.30					All Funds
Metal Structure	14		55,000.00		-	55,000.00			All Funds
Reseal Town Hall lot	15		8,000.00	8,000.00					All Funds
Pave Police lot	15		28,750.00	28,750.00					
Dog Park Road Maintenance	18		65,000.00			18,200.00	18,200.00	47,000.00	All Funds
Town Hall/Finance									
Park Master Plan	15		40,000.00	40,000.00					General Fund
Water Line Replacements									
Replace Author Court W/L			200,000.00		200,000.00				Grant and Water
Christian Springs Replacement			3,150,000.00			3,150,000.00			Grant and Water
Second Street Replacement			2,000,000.00				2,000,000.00		
Waugh's Ferry Road Replacement			3,000,000.00			3,000,000.00		3,000,000.00	Grant and Water
Walnut Street Replacement			400,000.00					400,000.00	Grant and Water
Union Hill Replacement			420,416.00						Grant and Water
Zane Snead Replacement			294,400.00						Grant and Water
Water Compliance									
Well Study and Three Wells	14		375,000.00				75,000.00	300,000.00	Grant and Water
Compliance With Water Withdrawal	15		120,000.00	120,000.00					Water Fund
			TOTAL	10,687,027.02	365,096.70	356,551.07	6,339,781.07	2,126,129.94	3,823,052.24

Town of Amherst Planning and Zoning
 Fees
 FY 26/27

Application Type	Application Fee
Permitted Use	No fee
Special Use Permit	\$500
Zoning Map Amendment	\$500 + \$150/acre over 5 acres
Variance	\$500
Site Plan	\$500 + \$150/acre
Any other application to the Board of Zoning Appeals	\$300
Preliminary Plat	\$150
Final Plat	\$150 + \$50/lot

FY27 TOWN OF AMHERST VEHICLES

MAKE	MODEL	YEAR	VIN NUMBER	MILEAGE
POLICE				
Chevrolet	Tahoe (Car 103)	2023	6501	19,676
Ford	Interceptor (Car 102)	2021	6442	0
Chevrolet	Tahoe (Car 101)	2022	2110	30,904
Ford	Interceptor (Car 104)	2023	7767	12,016
Ford	Interceptor (Spare)	2017	7002	106,514
Ford	Interceptor (Car 106)	2021	6441	50,121
Chevy	Tahoe (Car 105)	2023	6466	0
MAINTENANCE				
Ford	SUV	2007	7723	107,411
Dodge	Pickup	2014	4675	92,462
Chevy	Pickup	2011	5012	96,425
Dodge	Work Truck	2013	7481	87,505
GMC	Dump Truck	2003	9981	51,409
Chevy	2500 Pick up	2023	8667	13,220
Dodge	Buddy	2012	9843	83,629
Honda	Accord	2024	4253	
UTILITIES				
Dodge	Water	2008	4271	121,221
Ford	Explorer-Moved from Police	2014	8654	126,951
Ford	Explorer-Moved from Police	2017	254	130,377

Undesignated Fund Balance and Contingency Calculation For FY27

Permanent Fund principal for the <u>General</u> Fund		GF Revenues	\$	2,039,141
(based on proposed FY27 Budget)		Administration Fee (covered in W & S Funds)		-
		Net GF Revenues	\$	2,039,141
Reserve per October 2010 policy	15%	Reserve per @		25%
GF target Permanent Fund principal	\$ 305,871.20	GF target Permanent Fund principal	\$	509,785.33 ←

Required contingency in the General Fund		GF Expenses	\$	2,039,141
(based on proposed FY26 Budget)		Reserve per October 2010 policy		3.0%
		GF Contingency	\$	61,174 ←

Permanent Fund principal for the Water Fund (based on the proposed FY26 Budget)

<u>Fund 501 WATER FUND</u>	<u>FY27 Budget</u>		
DEBT SERVICE	\$ 454,049	Debt	454,049
ALL OTHER EXPENSES	\$ 1,140,721	25%/Operation	\$ 285,180
Total		WF target Permanent Fund principal	\$ 739,229 ←

Permanent Fund principal for the Sewer Fund (based on the proposed FY26 Budget)

<u>Fund 502 SEWER FUND</u>	<u>FY27 Budget</u>		
DEBT SERVICE	\$ 385,843	Debt	385,843
ALL OTHER EXPENSES	\$ 980,976	25%/Operation	\$ 245,244
Total		SF target Permanent Fund principal	\$ 631,087 ←

Permanent Fund principal for the Garbage Fund (based on the proposed FY26 Budget)

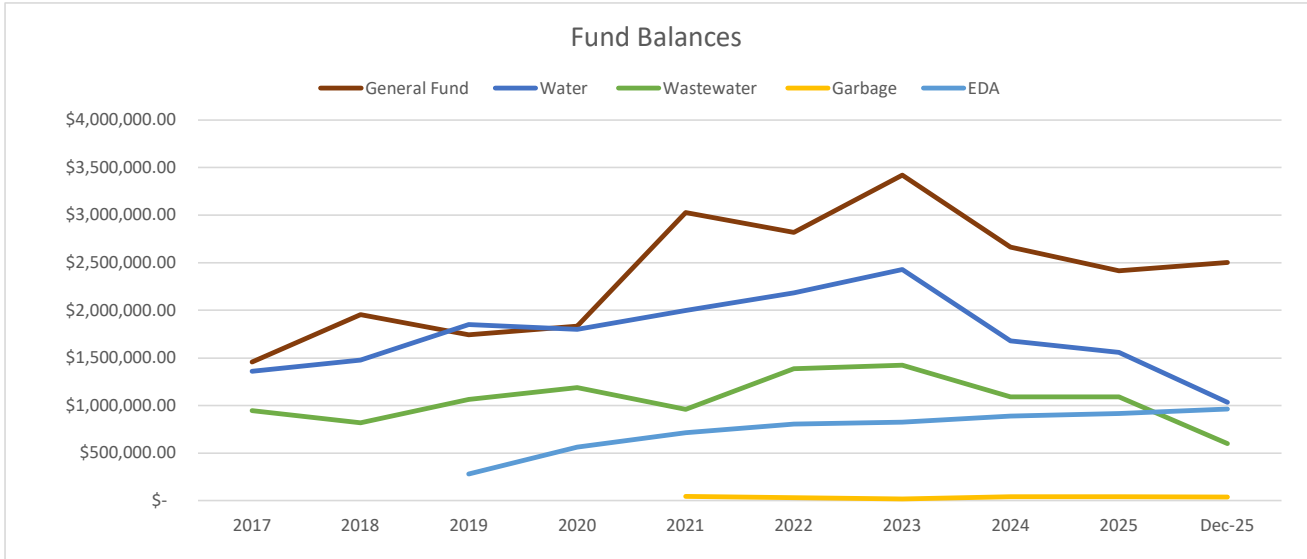
<u>Fund 514 GARBAGE FUND</u>	<u>FY27 Budget</u>		
ALL EXPENSES	180,187	25% operations	\$ 45,047
		Garb target Permanent Fund principal	\$ 45,047

Total of all undesignated fund balances \$ 1,925,148

General Fund Permanent Fund	\$	509,785
General Fund Contingency	\$	61,174
Water Fund Permanent Fund	\$	739,229
Sewer Fund Permanent Fund	\$	631,087
Garbage Fund Permanent Fund	\$	45,047

Fund Balances and Analysis of Reserves

Year	General Fund	Water	Wastewater	Garbage	EDA
2017	\$ 1,458,055.00	\$ 1,360,124.00	\$ 946,198.00		
2018	\$ 1,954,032.00	\$ 1,477,324.00	\$ 819,116.00		
2019	1,743,817.00	1,848,141.00	1,063,572.00		280,479.00
2020	1,834,360.00	1,799,144.00	1,188,806.00		562,748.00
2021	3,028,753.05	1,997,481.00	960,340.00	46,366.62	716,372.00
2022	2,819,767.00	2,182,806.34	1,386,953.67	31,267.44	804,400.44
2023	3,421,520.32	2,427,154.32	1,424,549.28	19,537.02	825,096.00
2024	2,664,616.36	1,680,260.16	1,090,104.10	40,519.48	888,681.99
2025	2,414,271.55	1,556,107.15	1,090,104.10	40,519.48	913,542.33
Dec-25	2,503,373.87	1,034,459.03	600,476.29	38,420.34	964,088.86



Losses:

TOWN OF AMHERST DEBT BALANCES & DEBT PAYMENTS

Description	Original Loan Amount	Outstanding Loan Balance at 12/31/25	Interest Rate	Maturity Date	Principal Payment FY27	Interest Payment FY27	Total Debt Payment FY27
Sterling Debt Refi	\$ 3,933,409.44	\$ 1,685,715.73	3.35%	6/30/2030	\$ 353,203.43	\$ 44,306.69	\$ 397,510.12
Mainstreet Water Line	\$ 2,368,672.03	1,761,255.21	2.25%	1/1/2047	\$ 85,688.06	\$ 37,263.62	\$ 122,951.68
60 W. Water Line	\$ 565,935.00	364,051.20	3.00%	7/1/2043	\$ 18,810.20	\$ 10,233.78	\$ 29,043.98
Sewer Sliplining Project	\$ 3,414,000.00	\$ 3,156,407.07	3.63%	2/10/2062	\$ 73,091.80	\$ 42,444.19	\$ 115,535.99
Water Treatment Plan Re	\$ 3,730,000.00	\$ 3,490,960.91	2.50%	7/1/2052	\$ 97,299.65	\$ 77,550.53	\$ 174,850.18

Outstanding Debt Balances							
	Sliplining	Sterling Refi	60 WL	Main St. WL	WTP Loan	Total	
FY 2025	3,120,668.86	1,828,048.64	364,051.20	\$ 1,761,255.21	\$ 3,537,701.43	\$ 7,491,056.48	
FY 2026	3,048,574.62	1,486,449.61	345,792.90	\$ 1,677,463.08	\$ 3,443,682.87	\$ 6,953,388.46	
FY 2027	2,975,482.81	1,233,244.99	326,982.73	\$ 1,591,775.02	\$ 3,347,489.44	\$ 6,499,492.18	
FY 2028	2,901,492.96	868,042.60	307,604.03	\$ 1,504,148.13	\$ 3,249,070.85	\$ 5,928,865.61	
FY 2029	2,826,365.98	389,981.55	287,639.61	\$ 1,414,538.55	\$ 3,148,375.60	\$ 5,240,535.31	
FY 2030	2,750,199.48	0	267,071.77	\$ 1,322,901.41	\$ 3,045,351.05	\$ 4,635,324.23	
FY 2031	2,672,979.06		245,882.27	\$ 1,229,190.84	\$ 2,939,943.30	\$ 4,415,016.41	
FY 2032	2,594,791.93		224,052.32	\$ 1,133,359.93	\$ 2,832,097.23	\$ 4,189,509.48	
FY 2033	2,515,421.14		212,891.14	\$ 1,084,634.39	\$ 2,721,756.46	\$ 4,019,281.99	

Town of Amherst Pay Plan July 1, 2026-June 30, 2027		Lowest Wage		22175.36 per year		Step Increase		0.02													
Step:		Hours/yr		2080		Grade Increase		0.06													
Grade:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	\$ 22,175.36	\$ 22,618.87	\$ 23,071.24	\$ 23,532.67	\$ 24,003.32	\$ 24,483.39	\$ 24,973.06	\$ 25,472.52	\$ 25,981.97	\$ 26,501.61	\$ 27,031.64	\$ 27,572.27	\$ 28,123.72	\$ 28,686.19	\$ 29,259.92	\$ 29,845.11	\$ 30,442.02	\$ 31,050.86	\$ 31,671.87	\$ 32,305.31	\$ 32,951.42
2	\$ 10.66	\$ 10.87	\$ 11.09	\$ 11.31	\$ 11.54	\$ 11.77	\$ 12.01	\$ 12.25	\$ 12.49	\$ 12.74	\$ 13.00	\$ 13.26	\$ 13.52	\$ 13.79	\$ 14.07	\$ 14.35	\$ 14.64	\$ 14.93	\$ 15.23	\$ 15.53	\$ 15.84
3	\$ 23,505.88	\$ 23,976.00	\$ 24,455.52	\$ 24,944.63	\$ 25,443.52	\$ 25,952.39	\$ 26,471.44	\$ 27,000.87	\$ 27,540.89	\$ 28,091.70	\$ 28,653.54	\$ 29,226.61	\$ 29,811.14	\$ 30,407.36	\$ 31,015.51	\$ 31,635.82	\$ 32,268.54	\$ 32,913.91	\$ 33,571.19	\$ 34,243.63	\$ 34,928.50
4	\$ 11.30	\$ 11.53	\$ 11.76	\$ 11.99	\$ 12.23	\$ 12.48	\$ 12.73	\$ 12.98	\$ 13.24	\$ 13.51	\$ 13.78	\$ 14.05	\$ 14.33	\$ 14.62	\$ 14.91	\$ 15.21	\$ 15.51	\$ 15.82	\$ 16.14	\$ 16.46	\$ 16.79
5	\$ 24,916.23	\$ 25,414.56	\$ 25,922.85	\$ 26,441.31	\$ 26,970.13	\$ 27,509.54	\$ 28,059.73	\$ 28,620.92	\$ 29,193.34	\$ 29,777.21	\$ 30,372.75	\$ 30,980.21	\$ 31,599.81	\$ 32,231.81	\$ 32,876.44	\$ 33,533.97	\$ 34,204.65	\$ 34,888.74	\$ 35,586.52	\$ 36,298.25	\$ 37,024.21
6	\$ 11.98	\$ 12.22	\$ 12.46	\$ 12.71	\$ 12.97	\$ 13.23	\$ 13.49	\$ 13.76	\$ 14.04	\$ 14.32	\$ 14.60	\$ 14.89	\$ 15.19	\$ 15.50	\$ 15.81	\$ 16.12	\$ 16.44	\$ 16.77	\$ 17.11	\$ 17.45	\$ 17.80
7	\$ 26,411.21	\$ 26,939.43	\$ 27,478.23	\$ 28,027.79	\$ 28,588.34	\$ 29,160.11	\$ 29,743.31	\$ 30,338.18	\$ 30,944.94	\$ 31,563.84	\$ 32,195.12	\$ 32,839.02	\$ 33,495.80	\$ 34,165.71	\$ 34,849.03	\$ 35,546.01	\$ 36,256.93	\$ 36,982.07	\$ 37,721.71	\$ 38,476.14	\$ 39,245.67
8	\$ 12.70	\$ 12.95	\$ 13.21	\$ 13.47	\$ 13.74	\$ 14.02	\$ 14.30	\$ 14.59	\$ 14.88	\$ 15.17	\$ 15.48	\$ 15.79	\$ 16.10	\$ 16.43	\$ 16.75	\$ 17.09	\$ 17.43	\$ 17.78	\$ 18.14	\$ 18.50	\$ 18.87
9	\$ 27,995.88	\$ 28,555.80	\$ 29,126.91	\$ 29,709.45	\$ 30,303.64	\$ 30,909.71	\$ 31,527.91	\$ 32,158.47	\$ 32,801.64	\$ 33,457.67	\$ 34,126.82	\$ 34,809.36	\$ 35,505.55	\$ 36,215.66	\$ 36,939.97	\$ 37,678.77	\$ 38,432.35	\$ 39,200.99	\$ 39,985.01	\$ 40,784.71	\$ 41,600.41
10	\$ 13.46	\$ 13.73	\$ 14.00	\$ 14.28	\$ 14.57	\$ 14.86	\$ 15.16	\$ 15.46	\$ 15.77	\$ 16.09	\$ 16.41	\$ 16.74	\$ 17.07	\$ 17.41	\$ 17.76	\$ 18.11	\$ 18.48	\$ 18.85	\$ 19.22	\$ 19.61	\$ 20.00
11	\$ 29,675.63	\$ 30,269.15	\$ 30,874.53	\$ 31,492.02	\$ 32,121.86	\$ 32,764.30	\$ 33,419.58	\$ 34,087.98	\$ 34,769.73	\$ 35,465.13	\$ 36,174.43	\$ 36,897.92	\$ 37,635.88	\$ 38,388.60	\$ 39,156.37	\$ 39,939.50	\$ 40,738.29	\$ 41,553.05	\$ 42,384.11	\$ 43,231.80	\$ 44,096.43
12	\$ 14.27	\$ 14.55	\$ 14.84	\$ 15.14	\$ 15.44	\$ 15.75	\$ 16.07	\$ 16.39	\$ 16.72	\$ 17.05	\$ 17.39	\$ 17.74	\$ 18.09	\$ 18.46	\$ 18.83	\$ 19.20	\$ 19.59	\$ 19.98	\$ 20.38	\$ 20.78	\$ 21.20
13	\$ 31,456.17	\$ 32,085.30	\$ 32,727.00	\$ 33,381.54	\$ 34,049.17	\$ 34,730.16	\$ 35,424.76	\$ 36,133.25	\$ 36,855.92	\$ 37,593.04	\$ 38,344.90	\$ 39,111.80	\$ 39,894.03	\$ 40,691.91	\$ 41,505.75	\$ 42,335.87	\$ 43,182.58	\$ 44,046.23	\$ 44,927.16	\$ 45,825.70	\$ 46,742.22
14	\$ 15.12	\$ 15.43	\$ 15.73	\$ 16.05	\$ 16.37	\$ 16.70	\$ 17.03	\$ 17.37	\$ 17.72	\$ 18.07	\$ 18.44	\$ 18.80	\$ 19.18	\$ 19.56	\$ 19.95	\$ 20.35	\$ 20.76	\$ 21.18	\$ 21.60	\$ 22.03	\$ 22.47
15	\$ 33,343.54	\$ 34,010.41	\$ 34,690.62	\$ 35,384.43	\$ 36,092.12	\$ 36,813.96	\$ 37,550.24	\$ 38,301.25	\$ 39,067.27	\$ 39,848.62	\$ 40,645.59	\$ 41,458.50	\$ 42,287.67	\$ 43,133.43	\$ 43,996.10	\$ 44,876.02	\$ 45,773.54	\$ 46,689.01	\$ 47,622.79	\$ 48,575.24	\$ 49,546.75
16	\$ 16.03	\$ 16.35	\$ 16.68	\$ 17.01	\$ 17.35	\$ 17.70	\$ 18.05	\$ 18.41	\$ 18.78	\$ 19.16	\$ 19.54	\$ 19.93	\$ 20.33	\$ 20.74	\$ 21.15	\$ 21.58	\$ 22.01	\$ 22.45	\$ 22.90	\$ 23.35	\$ 23.82
17	\$ 35,344.15	\$ 36,051.04	\$ 36,772.06	\$ 37,507.50	\$ 38,257.65	\$ 39,022.80	\$ 39,803.26	\$ 40,599.32	\$ 41,411.31	\$ 42,239.54	\$ 43,084.33	\$ 43,946.01	\$ 44,824.93	\$ 45,721.43	\$ 46,635.86	\$ 47,568.58	\$ 48,519.95	\$ 49,490.35	\$ 50,480.16	\$ 51,489.76	\$ 52,519.55
18	\$ 16.99	\$ 17.33	\$ 17.68	\$ 18.03	\$ 18.39	\$ 18.76	\$ 19.14	\$ 19.52	\$ 19.91	\$ 20.31	\$ 20.71	\$ 21.13	\$ 21.55	\$ 21.98	\$ 22.42	\$ 22.87	\$ 23.33	\$ 23.79	\$ 24.27	\$ 24.75	\$ 25.25
19	\$ 37,464.80	\$ 38,214.10	\$ 38,978.38	\$ 39,757.95	\$ 40,553.11	\$ 41,364.17	\$ 42,191.45	\$ 43,035.28	\$ 43,895.99	\$ 44,773.91	\$ 45,669.39	\$ 46,582.77	\$ 47,514.43	\$ 48,464.72	\$ 49,434.01	\$ 50,422.87	\$ 51,431.15	\$ 52,459.77	\$ 53,508.97	\$ 54,579.15	\$ 55,670.73
20	\$ 18.01	\$ 18.37	\$ 18.74	\$ 19.11	\$ 19.50	\$ 19.89	\$ 20.28	\$ 20.69	\$ 21.10	\$ 21.53	\$ 21.96	\$ 22.40	\$ 22.84	\$ 23.30	\$ 23.77	\$ 24.24	\$ 24.73	\$ 25.22	\$ 25.73	\$ 26.24	\$ 26.76
21	\$ 39,712.69	\$ 40,506.95	\$ 41,317.09	\$ 42,143.43	\$ 42,986.30	\$ 43,846.02	\$ 44,722.94	\$ 45,617.40	\$ 46,529.75	\$ 47,460.34	\$ 48,409.55	\$ 49,377.74	\$ 50,365.30	\$ 51,372.67	\$ 52,400.05	\$ 53,448.06	\$ 54,517.02	\$ 55,607.36	\$ 56,719.50	\$ 57,853.89	\$ 59,010.97
22	\$ 19.09	\$ 19.47	\$ 19.86	\$ 20.26	\$ 20.67	\$ 21.08	\$ 21.50	\$ 21.93	\$ 22.37	\$ 22.82	\$ 23.27	\$ 23.74	\$ 24.21	\$ 24.70	\$ 25.19	\$ 25.70	\$ 26.21	\$ 26.73	\$ 27.27	\$ 27.81	\$ 28.37
23	\$ 42,095.45	\$ 42,937.36	\$ 43,796.11	\$ 44,672.03	\$ 45,565.47	\$ 46,476.78	\$ 47,406.32	\$ 48,354.44	\$ 49,321.53	\$ 50,307.96	\$ 51,314.12	\$ 52,340.41	\$ 53,387.21	\$ 54,454.96	\$ 55,544.06	\$ 56,654.94	\$ 57,788.04	\$ 58,943.80	\$ 60,122.67	\$ 61,325.13	\$ 62,551.59
24	\$ 20.24	\$ 20.64	\$ 21.06	\$ 21.48	\$ 21.91	\$ 22.34	\$ 22.79	\$ 23.25	\$ 23.71	\$ 24.19	\$ 24.67	\$ 25.16	\$ 25.67	\$ 26.18	\$ 26.70	\$ 27.24	\$ 27.78	\$ 28.34	\$ 28.91	\$ 29.48	\$ 30.07
25	\$ 44,621.18	\$ 45,513.60	\$ 46,423.88	\$ 47,352.35	\$ 48,299.40	\$ 49,265.39	\$ 50,250.70	\$ 51,255.71	\$ 52,280.83	\$ 53,326.44	\$ 54,392.97	\$ 55,480.83	\$ 56,590.54	\$ 57,722.18	\$ 58,876.70	\$ 60,054.23	\$ 61,255.32	\$ 62,480.43	\$ 63,730.03	\$ 65,004.64	\$ 66,304.73
26	\$ 21.45	\$ 21.88	\$ 22.32	\$ 22.77	\$ 23.22	\$ 23.69	\$ 24.16	\$ 24.64	\$ 25.14	\$ 25.64	\$ 26.15	\$ 26.67	\$ 27.21	\$ 27.75	\$ 28.31	\$ 28.87	\$ 29.45	\$ 30.04	\$ 30.64	\$ 31.25	\$ 31.88
27	\$ 47,298.45	\$ 48,244.42	\$ 49,209.31	\$ 50,193.50	\$ 51,197.37	\$ 52,221.31	\$ 53,265.74	\$ 54,331.05	\$ 55,417.68	\$ 56,526.03	\$ 57,656.55	\$ 58,809.68	\$ 59,985.87	\$ 61,185.59	\$ 62,409.30	\$ 63,657.49	\$ 64,930.64	\$ 66,229.25	\$ 67,553.84	\$ 68,904.91	\$ 70,283.01
28	\$ 22.74	\$ 23.19	\$ 23.66	\$ 24.13	\$ 24.61	\$ 25.11	\$ 25.61	\$ 26.12	\$ 26.64	\$ 27.18	\$ 27.72	\$ 28.27	\$ 28.84	\$ 29.42	\$ 30.00	\$ 30.60	\$ 31.22	\$ 31.84	\$ 32.48	\$ 33.13	\$ 33.79
29	\$ 50,136.36	\$ 51,139.09	\$ 52,161.62	\$ 53,205.11	\$ 54,269.21	\$ 55,354.59	\$ 56,461.68	\$ 57,590.92	\$ 58,742.74	\$ 59,917.59	\$ 61,115.94	\$ 62,338.26	\$ 63,585.03	\$ 64,856.73	\$ 66,153.86	\$ 67,476.94	\$ 68,826.48	\$ 70,203.01	\$ 71,607.07	\$ 73,039.21	\$ 74,499.99
30	\$ 24.10	\$ 24.59	\$ 25.08	\$ 25.58	\$ 26.09	\$ 26.61	\$ 27.15	\$ 27.69	\$ 28.24	\$ 28.81	\$ 29.38	\$ 29.97	\$ 30.57	\$ 31.18	\$ 31.80	\$ 32.44	\$ 33.09	\$ 33.75	\$ 34.43	\$ 35.12	\$ 35.82
31	\$ 53,144.54	\$ 54,207.43	\$ 55,291.58	\$ 56,397.41	\$ 57,525.36	\$ 58,675.87	\$ 59,849.38	\$ 61,046.37	\$ 62,267.30	\$ 63,512.65	\$ 64,782.90	\$ 66,078.56	\$ 67,400.13	\$ 68,748.13	\$ 70,123.09	\$ 71,525.55	\$ 72,956.07	\$ 74,415.19	\$ 75,903.49	\$ 77,421.56	\$ 78,969.99
32	\$ 25.55	\$ 26.06	\$ 26.58	\$ 27.11	\$ 27.66	\$ 28.21	\$ 28.77	\$ 29.35	\$ 29.94	\$ 30.53	\$ 31.15	\$ 31.77	\$ 32.40	\$ 33.05	\$ 33.71	\$ 34.39	\$ 35.08	\$ 35.78	\$ 36.49	\$ 37.22	\$ 37.97
33	\$ 56,333.21	\$ 57,459.88	\$ 58,609.07	\$ 59,781.26	\$ 60,976.88	\$ 62,196.42	\$ 63,440.35	\$ 64,709.15	\$ 66,003.34	\$ 67,323.40	\$ 68,669.87	\$ 70,043.27	\$ 71,444.14	\$ 72,873.02	\$ 74,330.48	\$ 75,817.09	\$ 77,333.43	\$ 78,880.10	\$ 80,457.70	\$ 82,066.85	\$ 83,708.19
34	\$ 27.08	\$ 27.62	\$ 28.18	\$ 28.74	\$ 29.32	\$ 29.90	\$ 30.50	\$ 31.11	\$ 31.73	\$ 32.37	\$ 33.01	\$ 33.67	\$ 34.35	\$ 35.04	\$ 35.74	\$ 36.45	\$ 37.18	\$ 37.92	\$ 38.68	\$ 39.46	\$ 40.24
35	\$ 59,713.21	\$ 60,907.47	\$ 62,125.62	\$ 63,368.13	\$ 64,635.49	\$ 65,928.20	\$ 67,246.77	\$ 68,591.70	\$ 69,963.54	\$ 71,362.81	\$ 72,790.06	\$ 74,245.87	\$ 75,730.78	\$ 77,245.40	\$ 78,790.31	\$ 80,366.11	\$ 81,973.44	\$ 83,612.90	\$ 85,285.16	\$ 86,990.87	\$ 88,730.68
36	\$ 28.71	\$ 29.28	\$ 29.87	\$ 30.47	\$ 31.07	\$ 31.70	\$ 32.33	\$ 32.98	\$ 33.64	\$ 34.31	\$ 35.00	\$ 35.70	\$ 36.41	\$ 37.14	\$ 37.88	\$ 38.64	\$ 39.41	\$ 40.20	\$ 41.00	\$ 41.82	\$ 42.66
37	\$ 63,296.00	\$ 64,561.92	\$ 65,853.16	\$ 67,170.22	\$ 68,513.62	\$ 69,883.90	\$ 71,281.57	\$ 72,707.21	\$ 74,161.35	\$ 75,644.58	\$ 77,157.47	\$ 78,700.62	\$ 80,274.63	\$ 81,880.12	\$ 83,517.73	\$ 85,188.08	\$ 86,891.84	\$ 88,629.68	\$ 90,402.27	\$ 92,210.32	\$ 94,054.22
38	\$ 30.43	\$ 31.04	\$ 31.66	\$ 32.29	\$ 32.94	\$ 33.60	\$ 34.27	\$ 34.96	\$ 35.65	\$ 36.37	\$ 37.09	\$ 37.84	\$ 38.59	\$ 39.37	\$ 40.15	\$ 40.96	\$ 41.77	\$ 42.61	\$ 43.46	\$ 44.33	\$ 45.22
39	\$ 67,093.76	\$ 68,435.63	\$ 69,804.35	\$ 71,200.43	\$ 72,624.44	\$ 74,076.93	\$ 75,558.47	\$ 77,069.64	\$ 78,611.03	\$ 80,183.25	\$ 81,786.92	\$ 83,422.66	\$ 85,091.11	\$ 86,792.93	\$ 88,528.79	\$ 90,299.36					