Louisa Town Council – Regular Meeting
212 Fredericksburg Avenue
Louisa, Virginia 23093
Tuesday, August 18, 2026

I: Call to Order - 6:00 PM

II: Administrative Items:

1. Invocation
2. Pledge of Allegiance
3. Adoption of the Agenda
4. Consent Agenda Items
    a. Consideration of Accounts and Appropriations
    b. Approval of Minutes: July 21, 2026 and July 29, 2026

III: Public Comment:

This section of the Council meeting provides citizens the opportunity to discuss matters, which are not listed on the printed agenda. Any person wishing to bring a matter to the Council's attention under this section of the agenda should: (1) State their name and address; (2) State the matter that they wish to discuss and what action they would like the Council to take. When appropriate or if requested, we will respond to direct questions in writing. Please limit comments to 3 minutes or less.

IV: Comments/Discussion by Members of Town Council

V: Old Business:

1. Discussion and Action: Payroll Consultant
2. Discussion and Action: Town Manager Hiring

VI: New Business:

1. Discussion and Action: Construction Loan
2. Discussion and Action: Permit Approvals
    a. Labor Day
    b. Fall Festival
    c. Christmas

3. Discussion And Action: Assurances To VDOT For Land Use Permits
4. Discussion and Action: Meadow Avenue
5. Discussion and Action: Main Street
6. Discussion and Action: Credit Limit Increase
7. Discussion and Action: Spending Authority Clarification
8. Discussion and Action: Rescheduling September Meeting

VII: Standing Committee Reports:

1. Public Works
2. Public Safety
3. Finance
4. Personnel
5. Community Development & Events
6. Cemeteries
7. Intergovernmental Relations

VIII: Reports from Staff:

1. Police Chief
2. Public Works Superintendent
3. Legal Counsel
4. Deputy Town Manager/Clerk
5. Treasurer
6. Town Manager

IX: Adjournment

Town of Louisa

Town Council Regular Meeting

July 21, 2026

Present:

Ashley Michael, Mayor;
Roger Henry, Vice-Mayor;
Vicky Harte, Sylvia Rigsby,
Graven Craig, David Purcell

Also in Attendance:

Stuart Turille, Town Manager
Jeff Gore, Esq. (Remote)
Stephanie Dorman, Clerk;
Martin Nachtman, Chief of Police.
Anthony Larry, Superintendent of Public Works

All copies, including reports, handouts, and documents

can be found following the minutes.

Mayor Michael called the Louisa Town Council Meeting to order at 6:00 PM. The mayor led the Invocation as well as the Pledge of Allegiance.

ADOPTION OF AGENDA:

Agenda Amendments:

- Addition of “Update to VML Line to reflect credit” to the Consent Agenda

Motion to adopt the agenda made by Rigsby, Seconded by Purcell

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

CONSENT AGENDA ITEMS:

Motion to approve Consent Agenda as amended.

Motion made by Craig, Seconded by Rigsby.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

BUSINESS FROM THE FLOOR:

Nobody from the public signed up to speak.

COMMENTS BY MEMBERS OF TOWN COUNCIL:

Mayor Michael thanked staff, Chief, EDA, and others for helping with the Fourth of July event.

Council Member Harte stated that you cannot see the lights on top of the sign and addressed comments regarding the Louisa Town Police department.

Vice Mayor Henry commented on a good job for the Fourth of July event. Mr. Henry also stated that the alleyway is not maintained and we should consider negotiating the contract for Frostie's parking when it is time for renewal.

Council Member Purcell stated we need to address the entrance on the side to the Town Hall that is not accessible to the public.

Council Member Craig thanked Mr. Larry for his work regarding the water tower. He also stated that there should be changes made to the website.

OLD BUSINESS:

Discussion and Action: Organizational Structure Flow Chart

The Town Manager presented the revised organizational chart and recommended it to be approved as presented.

Council member Harte asked who handles zoning.

The Town Manager stated that zoning falls under his duties.

Henry expressed concern about one person holding two titles.

Motion to approve the organizational chart as presented.

Motion made by Craig, Seconded by Purcell.

Voting For: Craig, Henry, Purcell, Rigsby, Harte.

NEW BUSINESS:

Discussion and Action: Updating Planning Commission Pay Code Section

The Town Manager presented that the code states that Commissioners will serve without any compensation, however the Town has been paying the Commissioners for their service on the Planning Commission since 2003. He recommended they amend their code to reflect the payment to Commissioners.

Michael stated that this ordinance was voted on back in 2003 and did not make it updated into our current code.

Additional changes to the Code will need to be made in the future to reflect payment regarding the Mayor and Vice Mayor.

Motion to approve the section of the code as presented.

Motion made by Purcell, Seconded by Craig.

Voting For: Craig, Harte, Purcell, Rigsby.

Abstain: Henry

Discussion and Action: Payroll Consultant

The Town Manager presented the proposal for the consultant, and what is needed to reconcile town records.

Council discussed the consultants' resume and contract.

Motion to approve the town manager's recommendation up to $5,000 listed in the contract and set the line item later at the Finance Committee meeting.

Motion made by Craig, Seconded by Purcell.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

Discussion and Action: Bill Pay Policy c

The Deputy Town Manager/Clerk presented the proposed new bill pay process.

Motion to approve the bill pay policy as presented.

Motion made by Rigsby, Seconded by Craig.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

STANDING COMMITTEE REPORTS:

Public Works
Henry reported the committee met, discussed the Stock's bill, and agreed to bring a bill to the Council for approval.

Public Safety
No Report but will call a meeting in the future.

Finance
Purcell reported they met regarding the new bill pay policy, payroll consultant, and reviewed expenditures. CIP process will be a topic for the upcoming meeting.

Personnel
Craig reported the committee met about processes and went into closed session regarding an evaluation.

Community Development & Events
Henry reported on upcoming events that the Town will be hosting.

Cemeteries
The committee will call a meeting soon to discuss Columbarium.

Intergovernmental Relations
No Report.

STAFF REPORTS:

Police Chief:
Recruitment efforts are still ongoing. The current credit limit is delaying purchasing ability of new speed signs.

Public Works Director:
The director reported on the upcoming water license test, VDH Grants, and camera scoping. The Council discussed an ad hoc committee for water and sewer. The Mayor will follow up on assignments once delegated.

Legal Counsel:

No report.

Deputy Town Manager/Clerk:
No additional report

Treasurer:
Reported on the line item and bill pay.

Town Manager:
Reported on multiple water and sewer projects ongoing in the town, VDOT meeting, successful Fourth of July meeting, setting up a meeting with Countryside, and work on the website as a group mission statement.

CLOSED SESSION

In accordance with Virginia Code §2.2-3711(A)(1) of the Code of Virginia, Town Council convene in closed session to discuss personnel matters regarding performance evaluation or job assignments of specific employees; and pursuant to §2.2-3711(A)(7) of the Code of Virginia to discuss the pending litigation of Moore et al. v. Town of Louisa.

Motion to enter closed session and do the second section first made by Craig. Seconded by Rigsby.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

Council Member Craig recused himself regarding the litigation portion of the closed session.

Certification

A motion for certification was made by Purcell and seconded by Henry at 8:56 P.M.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

ADJOURNMENT

A motion of adjourn was made by Purcell and seconded by Craig.

Craig rescinded the motion.

BACK IN SESSION

Motion to move forward with the Berkeley Group regarding management.

Motion made by Craig, seconded by Harte.

Voting For: Craig, Harte, Henry, Purcell, Rigsby.

ADJOURNMENT

Motion to adjourn**.**

Motion made by Purcell, Seconded by Craig.

All in favor.

The meeting adjourned at 8:59 PM.

_____ _____

Mayor Clerk

Town of Louisa

Town Council Special Meeting

July 29, 2026

Present:

Ashley Michael, Mayor;
Roger Henry, Vice-Mayor;
Graven Craig, David Purcell
Sylvia Rigsby, Arrived 6:06 P.M.

Also in Attendance:

Stephanie Dorman, Deputy Town Manager/Clerk;
Anthony Larry, Director of Public Works

All copies, including reports, handouts, and documents

can be found following the minutes.

Mayor Michael called the Louisa Town Council Meeting to order at 6:02 PM. Councilman Purcell led the Invocation as well as the Pledge of Allegiance.

ADOPTION OF AGENDA:

Motion to approve the agenda as written by Henry, Seconded by Craig.
Voting For: Craig, Henry, Purcell.

NEW BUSINESS:

Discussion and Action: Discussion of Contractual Services

The Mayor led the discussion of the Berkeley Group with recruitment and a potential interim candidate, zoning assistance, and an additional candidate outside of the Berkeley Group.

The Council discussed the budget, time restrictions, the contract proposed with the Berkeley Group, and the extra efforts from staff to continue to move forward in this transition, strike work order number four,

Motion to table and move to agenda item number two made by Craig, seconded by Rigsby.

Voting For: Craig, Henry, Purcell, Rigsby.

Discussion and Action: Discussion and Appointment of Interim Zoning Administrator

Motion to appoint Anthony Larry as interim Zoning Administrator until a full-time Town Manager is appointed.

Motion made by Craig, seconded by Rigsby.

Voting For: Craig, Henry, Purcell, Rigsby.

Discussion and Action: Discussion of Contractual Services

Retuning to agenda item one, the Council continued the discussion of additional fees regarding on-call zoning and the contract.

Motion to amend and approve contracting with the Berkeley Group, in principal fees pending edits for contractual agreements, for work orders one, two, and three, contingent upon finalization of the contract with the adjustment discussed at Council, with funds coming from an adjusted budget line item from the 100's to the 300's.

Motion made by Craig, seconded by Purcell.

Voting For: Craig, Henry, Purcell, Rigsby.

ADJOURNMENT

Motion to adjourn made by Purcell, seconded by Henry.

All in favor.

The meeting adjourned at 7:26 PM.

_____ _____

Mayor Clerk

Payroll Consultant and Budget Amendment

Background: As part of the ongoing budget and organizational adjustments, staff recommend reclassifying and consolidating contractual service expenditures within the appropriate budget category. Specifically, the current salary line item designated for "Contractual services for Interim Town Manager" GL 100-10000-1175 will be renamed "Contractual Services" and $22,000 will be transferred from the salary line item to a newly created GL Account 100-10000-5140 Operating Expenses to better reflect the nature of these expenditures.

This budget amendment will be supported through $87,400 in revenue increases and will provide funding for contractual and consulting services necessary to support Town operations during the management transition period.

The proposed allocations include:

- Payroll Consultant (Kelly): $5,000
- Recruitment Services (The Berkley Group): $20,000
- Interim Town Manager Services: $57,600

Total Budgeted Amount: $82,600

Consistent with the Town's purchasing authority policy, any payroll consulting expenditures exceeding $5,000 would require Town Council approval.

Recommendation: Staff recommend that Town Council approve the budget amendment to transfer $22,000 from the salary line item designated for "Contractual services for Interim Town Manager" GL 100-10000-1175 will be renamed to simply "Contractual Services" and $22,000 will be transferred from the salary line item to a newly created GL Account 100-10000-5140 in Operating Expenses labeled "Contractual Services," and authorize the use of the appropriated funds for payroll consulting, recruitment services, and interim management services as outlined above. This adjustment will ensure expenses are budgeted within the appropriate expenditure category and provide the flexibility needed to maintain continuity of operations throughout the Town Manager transition.

MUNICIPAL COMPENSATION & POSITION ANALYSIS

Town Manager
Town of Louisa, Virginia

1. Background Summary

This document establishes a definitive municipal compensation recommendation for the Town of Louisa, Virginia. The evaluation is tailored specifically to a multi-hatted administrative profile where a single executive functions simultaneously as the Town Manager, Zoning Administrator, and Emergency Response Coordinator. Because combining these high-liability roles under a single staff structure saves the Town an additional full-time salary ($55,000–$75,000), the baseline executive compensation must scale upward to attract and retain qualified talent. Lower salary structures present severe operational, recruitment, and legal vulnerabilities.

2. Position Classification & Core Responsibilities

Blended Operational Reality: The administrative operational reality within the Town of Louisa imposes overlapping structural responsibilities that extend far past typical managerial duties:

- **Statutory Zoning Liabilities:** Under the Code of Virginia, a Zoning Administrator's determinations hold substantial legal weight. Erroneous, un-defendable land-use decisions or improper administration of local zoning ordinances can instantly expose the Town to complex litigations from private developers or the Board of Zoning Appeals.
- **Emergency Management On-Call Burden:** Assuming direct responsibility for localized emergency response protocols demands that the executive remain physically on-call 24/7/365. This constant operational pressure eliminates standard 40-hour workweek assumptions and necessitates an integrated 'on-call' premium calculated directly within the base pay.
- **Certification & Technical Curve:** The ideal candidate must already hold or rapidly obtain advanced state certifications (e.g., Certified Zoning Administrator - CZA). Selecting an entry-level candidate without these verified credentials forces a multi-year training curve, creating substantial administrative overhead and legal exposure.

3. Comparative Virginia Municipal Market Data

The following market data represents published metrics from similarly sized or structurally matching incorporated Virginia towns. This peer grouping highlights how multi-hatted responsibilities or regional positioning pull compensation baselines higher:

Locality & Population	Operational & Role Context	Documented Salary Scale
Town of Damascus (Pop: ~1,000)	Explicitly blends Town Manager, Zoning, Floodplain Management, and Code Enforcement under a single executive.	$85,000 – $105,000 (Significantly elevated baseline relative to low population)
Town of Tappahannock (Pop: ~2,400)	Acts as regional commercial county hub. Utilized professional recruitment services to secure localized executive alignment.	$109,000 – $135,000 (Assistant Town Manager scales up to $117,106)
Town of West Point (Pop: ~3,400)	Manages multi-department town planning. Higher complexity ceiling due to an independent localized school framework.	$135,000 – $165,000+ (Assistant Town Manager scales up to $141,272)
Town of Cape Charles (Pop: ~1,200)	Maintains separate positions. Shows market baseline for a standalone Planning & Zoning position alone, isolated from manager salary.	$78,000 – $92,000 (Standalone Zoning Administrator baseline)

4. Definitive Salary Recommendation

Adjusted for the compound liabilities of zoning administration and round-the-clock emergency response capabilities, the following multi-tiered hiring model is recommended for the Town of Louisa:

Tier A: Entry-Level / High-Potential Range — $95,000 to $110,000 Targeted towards a transitional professional, such as a strong Assistant Town Manager or a dedicated Senior Planner stepping into their first chief executive position. The candidate must show immediate aptitude to assume the Certified Zoning Administrator (CZA) credential quickly.

Tier B: Target Market Mid-Range — $115,000 to $130,000 The optimal recruitment 'sweet spot' designed to attract an established professional possessing 3 to 5 years of blended municipal management and active code administration experience. This ensures the executive can manage active development pipelines and coordinate state-level emergency grants instantly.

Tier C: Senior Executive / Premium Range — $135,000 to $150,000+ Reserved exclusively for a highly seasoned veteran recruited directly from a peer municipality, or a candidate possessing dual advanced degrees/accreditations (e.g., AICP planning certifications combined with extensive FEMA National Incident Management training). This prevents the reliance on expensive external consulting contracts for complex local zoning updates.

Target Professional Tier: Given the extensive liabilities under the Code of Virginia land-use laws and the demands of 24/7/365 emergency coordination, the operational needs of the Town of Louisa strictly call for the hiring of a mid- to high-tier professional.

Recommended Base Salary Range: It is recommended that the Town Council establish a formal ***hiring salary range*** of $115,000 to $135,000. Setting the entry target at $115,000 ensures the town immediately targets seasoned administrators who already possess active zoning credentials and disaster response capabilities, eliminating multi-year training hazards and legal exposure.

5. Supplemental Considerations

To secure a premier municipal professional without overly straining the town's general fund, the council can deploy strategic contract levers separate from base salary adjustments:

- **VRS Benefit Optimization:** Guarantee full, non-reduction town-funded participation in the Virginia Retirement System (VRS) to maximize long-term structural appeal for established in-state executives.
- **Health Premium Structures:** Provide 100% employer-covered comprehensive medical, dental, and vision insurance premiums for the executive to strengthen the overall baseline offer.
- **Professional Development Allocations:** Explicitly budget recurring annual allowances for continuous professional development, covering all mandatory dues for the Virginia Local Government Management Association (VLGMA) and zoning re-certification cycles.

Water Main Replacement Project – Construction Loan Extension

Project Summary

The Town of Louisa's Water Main Replacement Project is nearing completion; however, several required steps remain before the project can be formally closed out and the Town can receive final USDA funding.

The Town currently has a construction loan with United Bank, with the current loan maturity/end date scheduled for August 31, 2026.

At this time, the Town is awaiting Thrasher's final review and approval of the project change orders. Once Thrasher completes its review, the approved change orders will need to be reviewed by the USDA engineer as part of the project closeout process.

Additionally, USDA will require an engineer to conduct a full walkthrough and final inspection of the completed project. Following completion of the required inspections and documentation, the Town will need to finalize all outstanding pay applications and approved change orders. Once these items are complete, USDA will provide the Town with its final closing list and proceed with the remaining steps necessary to finalize the project funding.

Based on the current timeline, these required steps will not be completed by August 31, 2026. As a result, the Town requested an extension of the existing construction loan to allow sufficient time for the USDA closeout and funding process to be completed.

United Bank has agreed to provide a 90-day extension of the construction loan with no additional cost to the Town.

This extension will provide the necessary time to complete the remaining project closeout requirements and allow the Town to transition to the USDA funding without creating an unnecessary financing gap.

Recommendation

Staff recommends that Town Council approve the requested 90-day extension of the Town's existing construction loan with United Bank.

The extension will:

- Provide adequate time for Thrasher's final review and approval of change orders;
- Allow USDA's engineer to complete the required project walkthrough and final inspection;
- Provide time to finalize all outstanding pay applications and project documentation;
- Allow USDA to issue its final closing list and complete the funding process;

- Avoid the Town having to convert, refinance, or otherwise fund the construction loan before USDA funding is available; and
- Avoid any additional cost to the Town, as United Bank has agreed to the 90-day extension at no additional expense.

Recommended Action

Approve a 90-day extension of the Town's existing Water Main Replacement Project construction loan with United Bank, extending the current August 31, 2026 end date to allow sufficient time for completion of the USDA-required project closeout and final funding process.

EXHIBIT A

MODIFICATION AGREEMENT

This Modification Agreement (the "Agreement") dated as of August __, 2026 by and between the TOWN OF LOUISA, VIRGINIA (the "Town"), and UNITED BANK (the "Bank").

WHEREAS, the Town issued its not to exceed $1,402,000 General Obligation Note, Series 2023 (the "Note") on August 30, 2023 to United Bank (the "Bank") to provide interim funds in anticipation of the Town's receipt of permanent financing to pay or reimburse the Town for capital costs to (i) acquire, construct, rehabilitate, and equip various improvements to the Town's water system and related facilities, including but not limited to replacement and repair of water lines; and (ii) pay costs of issuance in connection with the financing (the "Project"); and

WHEREAS, as set forth in a letter to the Town dated March 30, 2021 from the United States of America, acting through Rural Utilities Service, an Agency of the United States Department of Agriculture ("RUS"), RUS advised that the Project is eligible for permanent financial assistance which will consist of an up to $1,402,000 permanent loan represented by a bond of the Town; and

WHEREAS, the RUS required interim financing for the Project and Town issued the Note pursuant to the terms of the Note Purchase and Loan Agreement, dated as of August 30, 2023 (the "Loan Agreement"), between the Town and the Bank, among other things; and

WHEREAS, the Town reasonably expects that long-term, permanent financing for the Project being financed by the Town on an interim basis with the proceeds of the Note will ultimately be provided to the Town by RUS, but not by August 30, 2026; and

WHEREAS, the Bank has authorized a modification and amendment of the Note and Loan Agreement to extend the maturity of the Note from August 30, 2026 to November 30, 2026 (the "Modification"), as requested by the Town; and

WHEREAS, the parties intend to embody the Modification in an amendment to the Loan Agreement by this Modification Agreement and an amendment to the Note (the "Allonge"), as approved by the Town Council of the Town in a Resolution entitled *"Resolution Authorizing A Modification Of And Amendment To The Not to Exceed $1,402,000 Town of Louisa, Virginia General Obligation Note, Series 2023,"* adopted by the Town Council at a regular public meeting held on August 18, 2026.

NOW, THEREFORE, in consideration of modification good and valuable consideration, including the agreement of the parties to the modification of the Note's maturity, and the covenants, terms and conditions hereinafter appearing, the parties hereto agree as follows:

1. Modification of Maturity. The Town and the Bank hereby amend and supplement the terms of the Loan Agreement to reflect the Bank's agreement to extend the maturity of the Note from August 30, 2026 to November 30, 2026. Capitalized terms not defined herein shall have the same meaning set forth in in the Loan Agreement.

2. Amendment to Note. The parties agree to execute and deliver an Allonge evidencing the Modification and amendment to the Note, such Allonge to be dated the date hereof and to be attached to and made a part of the Note.

3. Conforming Changes. The Town hereby affirms its obligations under the Loan Agreement and the Basic Documents as of the date of execution and delivery of this Modification Agreement. All representations and warranties made by the Town in the Loan Agreement and other Basic Documents are true and complete as of the date of this Modification Agreement and are hereby restated herein and made a part hereof to the same extent as if they were set forth herein. All references to the Loan Agreement and the Note shall be deemed to mean the Loan Agreement and the Note, as amended by this Modification Agreement and the Allonge, respectively. To the extent any provision of any of the Basic Documents conflicts with the amendments made in this Modification Agreement, those provisions shall be deemed amended to conform with the amendments effected by this Modification Agreement.

The Loan Agreement, and the Note, as amended hereby and by the Allonge, respectively, shall continue in full force and effect, and all terms and conditions of the Loan Agreement and the Note not expressly modified by this Modification Agreement and the Allonge, respectively, are hereby restated, ratified, and confirmed. The execution and delivery of this Modification Agreement does not constitute a novation of the Loan Agreement, the Note, or any agreement or instrument related thereto.

4. Counterparts. This Agreement may be executed and delivered in multiple counterparts, each of which shall be deemed an original.

5. Further Assurances. The parties agree to execute and deliver such additional documents and amendments and give other further assurances as may reasonably be required to implement the amendments identified in this Modification Agreement.

6. Validity. If any provision of this Modification Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

7. Applicable Law. This Modification Agreement shall be governed by the applicable laws of the Commonwealth of Virginia.

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this Modification Agreement to be duly executed and delivered by their respective duly authorized officers as of the day and year first above written.

TOWN OF LOUISA, VIRGINIA

By:_____
Mayor

UNITED BANK,
as Holder of the Note

By:_____

Its: _____

DRAFT

[Signature Page to Modification Agreement]

ALLONGE DATED AS OF AUGUST __, 2026 ATTACHED TO THE NOT TO EXCEED $1,402,000 TOWN OF LOUISA, VIRGINIA GENERAL OBLIGATION NOTE, SERIES 2023

RECITALS:

WHEREAS, on August 30, 2023, the Town of Louisa, Virginia (the "Town"), duly issued to United Bank (the "Bank") its General Obligation Note, Series 2023, in the original principal amount not to exceed $1,402,000 (the "Note") in order to (i) acquire, construct, rehabilitate, and equip various improvements to the Town's water system and related facilities, including but not limited to replacement and repair of water lines; and (ii) pay costs of issuance in connection with the financing.

WHEREAS, the Town issued the Note pursuant to the terms of a Note Purchase and Loan Agreement, dated as of August 30, 2023 (the "Loan Agreement") between the Town and the Bank.

WHEREAS, the Town and the Bank now desire to amend and supplement the terms of the Note and the Loan Agreement in order for the Town to extend the maturity of the Note from August 30, 2026 to November 30, 2026 (the "Modification")

WHEREAS, pursuant to that certain resolution, entitled *"Resolution Authorizing A Modification Of And Amendment To The Not to Exceed $1,402,000 Town of Louisa, Virginia General Obligation Note, Series 2023,"* duly adopted by the Town on August 18, 2026 (the "Modification Resolution") and a Modification Agreement dated the date hereof by and between the Town and the Bank (the "Modification Agreement"), the Town Council has approved the execution and delivery of this Allonge to be attached to and made a part of the Note in order to reflect such modifications of the Note.

Pursuant to the Modification Resolution and Modification Agreement:

(a) The maturity of the Note is hereby extended from August 30, 2026 to November 30, 2026. Accordingly, the Maturity Date reference on Page 1 of the Note is amended to November 30, 2026 and all other references in the Note and the Loan Agreement to August 30, 2026 or the Note's maturity are amended to November 30, 2026.

(b) The Town Council further hereby ratifies, approves, and confirms the terms of the Note, as modified by this Allonge. Except as specifically modified by this Allonge, the terms and provisions of the Note remain in full force and effect.

This Allonge shall be physically attached to the Note simultaneously with the entry into this Allonge by the parties hereto, to evidence the modification of the provisions of the Note which are affected hereby.

DRAFT

TOWN OF LOUISA, VIRGINIA

(SEAL)

_____

Mayor

ATTEST:

_____

Town Clerk

UNITED BANK

BY: _____

ITS: _____

DRAFT

[SIGNATURE PAGE]

ALLONGE DATED AS OF AUGUST __, 2026
ATTACHED TO THE NOT TO EXCEED $1,402,000 TOWN OF LOUISA, VIRGINIA
GENERAL OBLIGATION NOTE, SERIES 2023

Town of Louisa, Virginia
August 18, 2026 Meeting
Interim Financing Note Extension

RESOLUTION

AUTHORIZING A MODIFICATION OF AND AMENDMENT TO THE NOT TO EXCEED $1,402,000 TOWN OF LOUISA, VIRGINIA GENERAL OBLIGATION NOTE, SERIES 2023, AND RELATED DOCUMENTS

WHEREAS, the Town issued its not to exceed $1,402,000 General Obligation Note, Series 2023 (the "Note") on August 30, 2023 to United Bank (the "Bank") to provide interim funds in anticipation of the Town's receipt of permanent financing to pay or reimburse the Town for capital costs to (i) acquire, construct, rehabilitate, and equip various improvements to the Town's water system and related facilities, including but not limited to replacement and repair of water lines; and (ii) pay costs of issuance in connection with the financing (the "Project"); and

WHEREAS, as set forth in a letter to the Town dated March 30, 2021 from the United States of America, acting through Rural Utilities Service, an Agency of the United States Department of Agriculture ("RUS"), RUS advised that the Project is eligible for permanent financial assistance which will consist of an up to $1,402,000 permanent loan represented by a bond of the Town; and

WHEREAS, RUS required interim financing for the Project and the Town issued the Note pursuant to the terms of the Note Purchase and Loan Agreement, dated as of August 30, 2023 (the "Loan Agreement"), between the Town and the Bank, among other things; and

WHEREAS, the Town reasonably expects that long-term, permanent financing for the Project being financed by the Town on an interim basis with the proceeds of the Note will ultimately be provided to the Town by RUS, but not by August 30, 2026; and

WHEREAS, the Bank has authorized a modification and amendment of the Note and Loan Agreement to extend the maturity of the Note from August 30, 2026 to November 30, 2026 (the "Modification"), as requested by the Town; and

WHEREAS, the Modification relating to the loan under the Note will be embodied in an amendment to the Loan Agreement (the "Modification Agreement") and an amendment to the Note (the "Allonge"); and

WHEREAS, the Town now desires to approve the terms and provisions of the Modification Agreement and the Allonge, including all related transactions as may be necessary or convenient.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOUISA, VIRGINIA as follows:

1. **Approval and Execution of the Modification Agreement and Allonge.**. The Town Council hereby authorizes the issuance, execution, and delivery of the Modification Agreement and Allonge to the Bank in order for the Town to accomplish the Modification and continue interim funding for the Project. The Modification Agreement shall be substantially in the form attached hereto as **Exhibit A**, and the Allonge shall be substantially in the form attached hereto as **Exhibit B**, with such completions, omissions, insertions, and changes not inconsistent with this Resolution as may be approved by the officers signing the Modification Agreement and Allonge, whose approval shall be evidenced conclusively by the execution and delivery of the Modification Agreement and Allonge. The Mayor, Vice-Mayor, and Town Manager, any one or more of whom may act (the "Town Representative"), are each hereby authorized and directed to determine the final details of, and execute and deliver, the Modification Agreement and the Allonge to be attached to and made a part of the Note, with such changes as any one or more of them shall approve, all as may be requested by the Bank or advised by legal counsel, in order to carry out the intent and purposes described in this Resolution. The execution and delivery of the Modification Agreement and the Allonge to the Bank shall conclusively evidence such final acceptance of the terms of the Allonge and Modification Agreement, without any further action from the Town Council. The Allonge shall be attested by the Town Clerk and the Town's official seal shall be affixed thereto.

The Town hereby agrees and confirms that the terms of the Loan Agreement, as amended by the Modification Agreement, and the Note, as amended by the Allonge to be attached thereto, shall continue in full force and effect.

2. **Additional Documents**. The Town Representative and the Town Clerk, and such other officers, employees, and agents of the Town as may be requested, are each hereby authorized and directed to take all proper steps to carry out the intent and purpose of this Resolution, and to execute and deliver (or cause the delivery of) all such additional instruments, notices, agreements, documents, tax information returns, and certificates, including but not limited to any documentation regarding federal tax compliance requirements with respect to the Modification Agreement and the Allonge, or otherwise, all as may be requested by legal counsel in furtherance of the purposes as set forth in this Resolution. All such further actions consistent within the terms and provisions of this Resolution shall be conclusively deemed as having been accepted and approved as authorized in this Resolution without any further acts or approvals on the part of the Town Council. All such actions previously taken in this regard are hereby ratified and confirmed in their entirety.

3. **Effective Date**. This Resolution shall take effect immediately.

Approved: August 18, 2026

TOWN OF LOUISA, VIRGINIA

_____
Mayor

Exhibit A: Form of Modification Agreement
Exhibit B: Form of Allonge

CERTIFICATE OF VOTES

The undersigned hereby certifies that the record of the roll-call vote by the Town on the foregoing Resolution, duly adopted by the Town upon a roll-call vote at its regular public meeting duly held on August 18, 2026, is as follows:

Name	Aye	Nay	Abstain	Absent
Ashley Michael, Mayor				
Roger W. Henry, Vice Mayor				
Graven Craig				
Vicky A. Harte				
David Purcell				
Sylvia Rigsby				

Dated: August 18, 2026

[SEAL]

_____
Clerk of Town Council
Town of Louisa, Virginia

LOUISA
LABOR FEST

SPECIAL EVENT APPLICATION REQUEST

Return to:
Town of Louisa
P.O. Box 531
Louisa, VA 23093

FOR OFFICIAL USE ONLY

Organizational Status:

___ Non-Profit____Commercial____Independent

___ Maps Attached____ABC Permit Required

___ Tent Permit Required____License Verified

INDEMNITY RELEASE

In making this request, the applicant understands that the sponsor will hold harmless and indemnify the town, its officers, employees, and agents against injury, loss or damage occurring as a result of this special event. Sponsors of special events held on public property will be required to provide Special Event Liability Insurance in an amount not less than $1 million dollars, naming the Town of Louisa, its officers, officials, employees and agents as an additional insured party to the contract. For additional information regarding this requirement please contact the Town of Louisa at 967-1400.

Sponsor(s) Name: Louisa County Parks, Recreation & Tourism

Address: 522 Industrial Dr. Louisa, VA 23093

Sponsor Telephone: 540-967-4420

Event Contact Name: ( ) Christina Miller

Contact Address: 522 Industrial Dr. Louisa, VA 23093

Contact Telephone: Office ( ) 540-967-4424

Home ( )

Cell ( ) 540-764-0101

Date Application Received By Town

Christina S. Miller — 7/24/2026

APPLICANT SIGNATURE — DATE

DATE APPLICATION SUBMITTED: July 24, 2026

EVENT PURPOSE / BRIEF DESCRIPTION:

Louisa Labor Fest- Celebrate Labor Day Weekend with an unforgettable day of family fun, great food, and live entertainment! Live music, a lineup of food trucks, a refreshing wine and cider garden, unique craft vendors, and exciting activities for kids of all ages. Whether you're dancing to the music, discovering local artisans, or simply relaxing with friends and family, there's something for everyone to enjoy.

Friday will be a parade followed by fireworks

IDENTIFY EVENT CATEGORY: ___CARNIVAL ___DEMONSTRATION ___FAIR ✓ FESTIVAL
___ FUNDRAISER ___HISTORICAL CELEBRATION ___MARATHON
___ RACE/WALK ✓ PARADE ___OTHER (Describe Other) _____

EVENT VENUE & LOCATION REQUESTED: Festival will take place at Louisa Fairgrounds. Parade Map is attached

LIST RACE/WALK STREET ROUTES, IF APPLICABLE (*A clear & legible map showing walk/run routes also requested --Please attach map to application*):

STREET CLOSING REQUESTED, IF SO INCLUDE LOCATIONS AND CLOSING /OPENING TIME(S): ✓ YES ___NO
LOCATION(S): Rosewood, W Main Street, Meadow Ave. , Cutler Ave., Patrick Henry Dr. , Church Ave.
Elm st., McDonald St., Woolfolk Ave., Ashley st.

CLOSING DATE(S) 9/4 CLOSING/OPENING TIME(S): FROM 6 am/pm UNTIL: 7:30 am/pm

EVENT START DATE/TIME: Parade 9/4: 6:30pm-7:30pm (WEEKDAY) (DATE) (TIME)
EVENT END DATE/TIME: Festival 9/5: 10am-3pm (WEEKDAY) (DATE) (TIME)

EVENT SET UP DATE/TIME (INCLUDE WEEKDAY): Friday (WEEKDAY) 9/4 (DATE) 7am (TIME)

EVENT BREAKDOWN DATE/TIME (INCLUDE WEEKDAY): Saturday (WEEKDAY) 9/5 (DATE) 4pm (TIME)

EVENT RAIN DATE REQUESTED: ___YES ✓ NO DATE REQUESTED: _____ (WEEKDAY) _____ (DATE)

ESTIMATED # PARTICIPANTS: 50 vendors 100 parade participants WILL AMPLIFIED MUSIC BE USED: YES ✓ NO ___

IDENTIFY TYPE MUSICAL ENTERTAINMENT REQUESTED: ___BAND ✓ DISC-JOCKEY ___OTHER

TOWN UTILITIES NEEDED? YES ___ NO___ IDENTIFY TYPE UTILITIES NEEDED, IF APPLICABLE: _____

TOWN EQUIPMENT REQUESTED? ✓ YES___NO

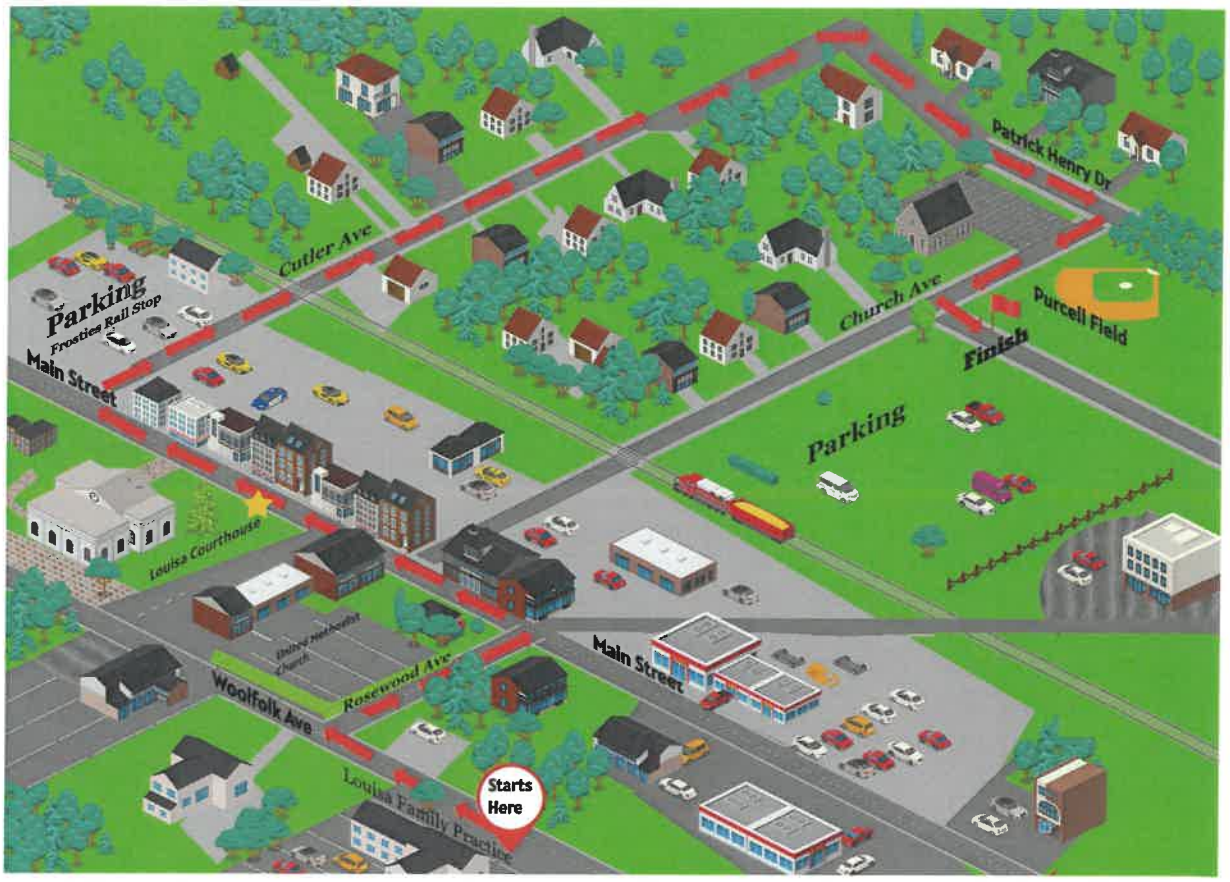
IF YES, IDENTIFY TYPE EQUIPMENT REQUESTED: _____

OTHER TOWN SERVICES REQUESTED ✓ YES_____NO
(*Please identify the area of services needed including staff assistance if applicable*): _____

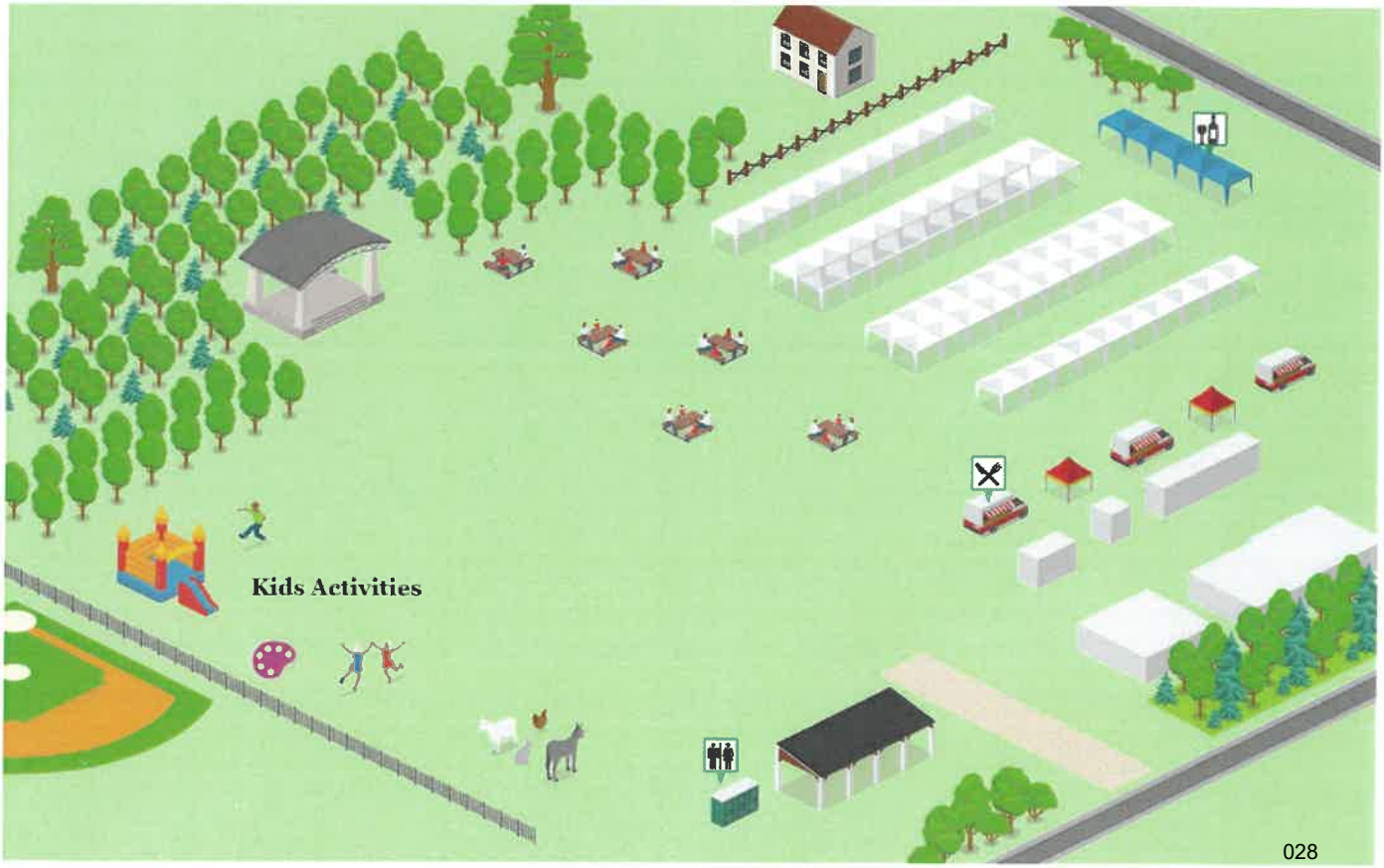
As needed - At town police chiefs request

PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

Parade - 9/4

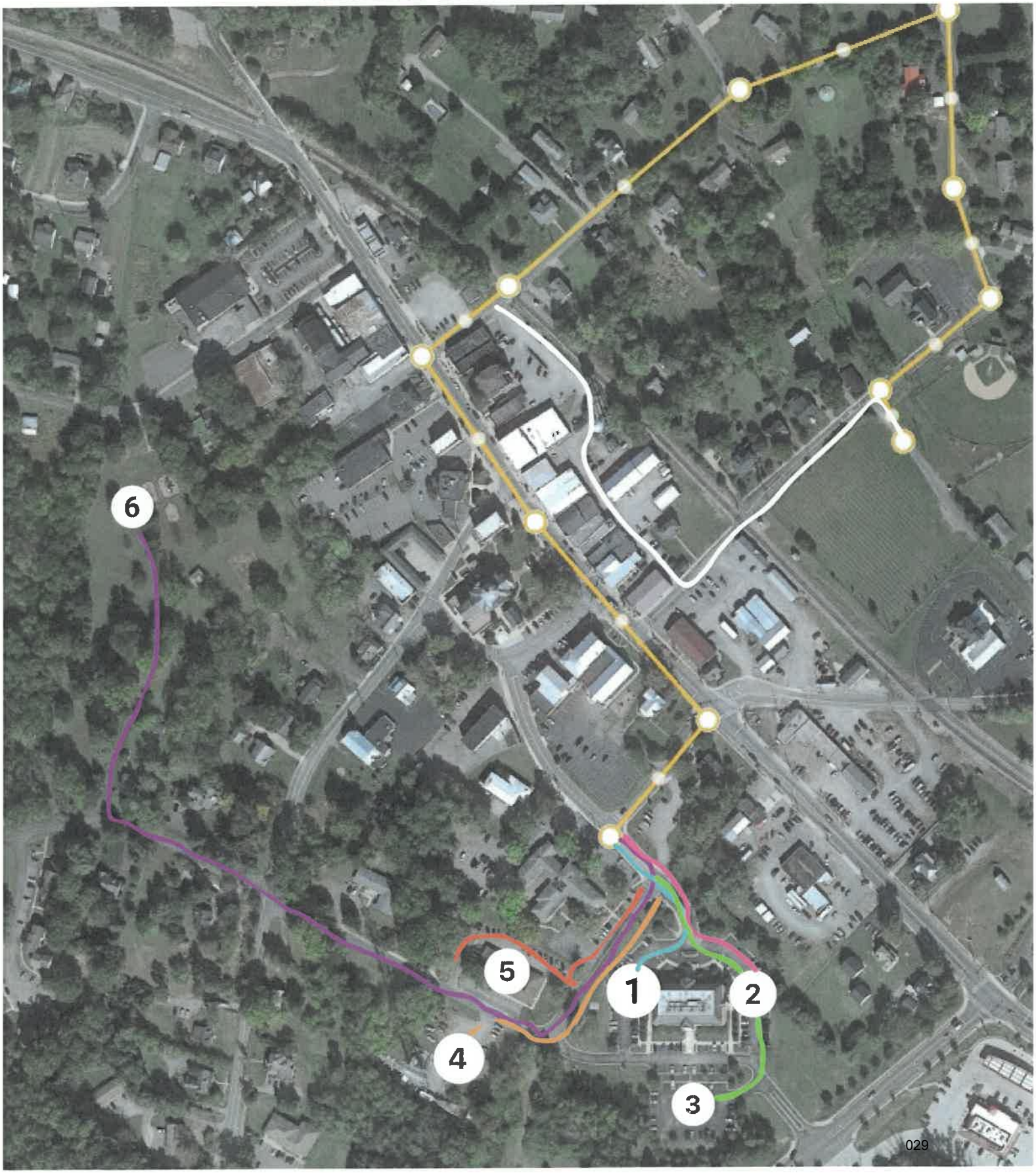


Festival- 9/5



- PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

PARADE ROUTE & STAGING



IDENTIFY EVENT EQUIPMENT & QUANTITY OF EQUIPMENT TO BE PLACED IN/ON REQUESTED VENUE SPACE

OF BOOTHS_____ SIZE OF EACH BOOTH _____

OF CANOPIES (Pop-Up) 70 SIZE OF EACH CANOPY 10x10

OF TABLES 30 SIZE OF EACH TABLE 30ft

OF TENTS _____ SIZE OF EACH TENT_____

OF STANDS_____ SIZE OF EACH STAND _____

OTHER EQUIPMENT_____ (See Below)

(PLEASE DESCRIBE OTHER EQUIPMENT REQUESTED FOR PLACEMENT):

Please note if "other" equipment includes the use of a moon bounce and or inflatable carnival type rides and activities provided by a 3rd party vendor, proof of insurance by the vendor providing such equipment will be required. The 3rd party vendor shall provide a current certificate of insurance indicating at least $1 million in general liability and completed operations coverage and certificate of workers' compensation coverage, if applicable. Said insurance shall name the Town of Louisa (including its officers, officials, employees and agents) as an additional insured party to the insurance contract. A copy of said documents must be provided to the Town of Louisa by the requested due date specified.

ALCOHOLIC BEVERAGE INVOLVED IN THIS ACTIVITY: ✓ YES_____NO (If Yes please describe circumstances involved with the use of alcoholic beverage and if the activity involves the sale of alcohol at this event)

Describe:

We have requested 2 local alcoholic vendors.

LCPRT

FALL FESTIVAL

SPECIAL EVENT APPLICATION REQUEST

Return to:
Town of Louisa
P.O. Box 531
Louisa, VA 23093

FOR OFFICIAL USE ONLY

Organizational Status:

___ Non-Profit____Commercial____Independent

___ Maps Attached_____ABC Permit Required

___ Tent Permit Required____License Verified

INDEMNITY RELEASE

In making this request, the applicant understands that the sponsor will hold harmless and indemnify the town, its officers, employees, and agents against injury, loss or damage occurring as a result of this special event. Sponsors of special events held on public property will be required to provide Special Event Liability Insurance in an amount not less than $1 million dollars, naming the Town of Louisa, its officers, officials, employees and agents as an additional insured party to the contract. For additional information regarding this requirement please contact the Town of Louisa at 967-1400.

Sponsor(s) Name: Louisa County Parks, Recreation & Tourism

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Event Contact Name: ( ) Christina Miller

Contact Address: 522 Industrial Dr. Louisa, VA 23093

Contact Telephone: Office ( ) 540-967-4424

Home ( )

Cell ( ) 540-764-0101

Date Application Received By Town

Christina S. Miller
APPLICANT SIGNATURE

7/24/2026
DATE

DATE APPLICATION SUBMITTED: July 24, 2026

EVENT PURPOSE / BRIEF DESCRIPTION:

Fall Festival - Our Annual Fall Festival! This free, family-friendly event brings the community together for a full day of festive fun, food, and fall vibes.

IDENTIFY EVENT CATEGORY: ___CARNIVAL ____DEMONSTRATION ____FAIR ✓ FESTIVAL
___ FUNDRAISER ____HISTORICAL CELEBRATION ____MARATHON
___ RACE/WALK ✓ PARADE ____OTHER (Describe Other) _____

We would like to offer hayrides from 10am - 2:30pm From the fairgrounds to Town Hall

EVENT VENUE & LOCATION REQUESTED: Festival will take place at Louisa Fairgrounds.

LIST RACE/WALK STREET ROUTES, IF APPLICABLE (*A clear & legible map showing walk/run routes also requested –Please attach map to application*):

STREET CLOSING REQUESTED, IF SO INCLUDE LOCATIONS AND CLOSING /OPENING TIME(S): ✓ YES ____NO
LOCATION(S): Church Street and School Street 10am-3pm

CLOSING DATE(S) 10/10 CLOSING/OPENING TIME(S): FROM 10 (am)/pm UNTIL: 2:30 am/(pm)

EVENT START DATE/TIME: Saturday 10/10 10am (WEEKDAY) (DATE) (TIME)
EVENT END DATE/TIME: Saturday 10/10 3pm (WEEKDAY) (DATE) (TIME)

EVENT SET UP DATE/TIME (INCLUDE WEEKDAY): Friday (WEEKDAY) 10/9 (DATE) 8am (TIME)

EVENT BREAKDOWN DATE/TIME (INCLUDE WEEKDAY): Saturday (WEEKDAY) 10/10 (DATE) 4pm (TIME)

EVENT RAIN DATE REQUESTED: ✓ YES ___NO DATE REQUESTED: Saturday (WEEKDAY) 10/17 (DATE)

ESTIMATED # PARTICIPANTS: 50 vendors WILL AMPLIFIED MUSIC BE USED: YES ✓ NO ___

IDENTIFY TYPE MUSICAL ENTERTAINMENT REQUESTED: ___BAND ✓ DISC-JOCKEY ___OTHER

TOWN UTILITIES NEEDED? YES __ NO____ IDENTIFY TYPE UTILITIES NEEDED, IF APPLICABLE: _____

TOWN EQUIPMENT REQUESTED? ___YES ✓ NO

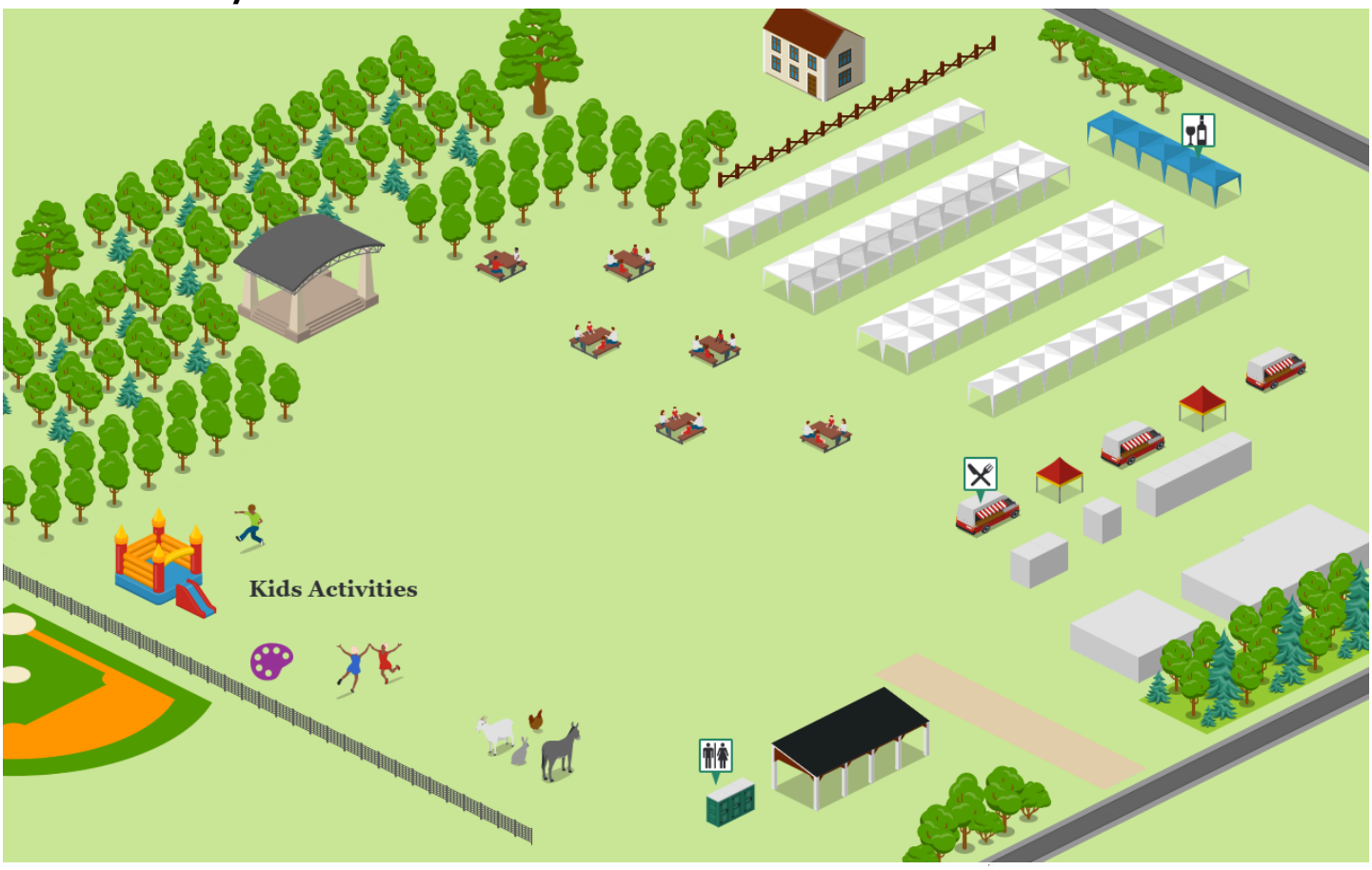
IF YES, IDENTIFY TYPE EQUIPMENT REQUESTED: _____

OTHER TOWN SERVICES REQUESTED ✓ YES _____NO
(*Please identify the area of services needed including staff assistance if applicable*): _____

As needed - At town police chiefs request

PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

Festival- 10/10



LOUISA CHRISTMAS

FESTIVAL & PARADE

SPECIAL EVENT APPLICATION REQUEST

Return to:
Town of Louisa
P.O. Box 531
Louisa, VA 23093

FOR OFFICIAL USE ONLY

Organizational Status:

___ Non-Profit____Commercial____Independent

___ Maps Attached_____ABC Permit Required

___ Tent Permit Required____License Verified

INDEMNITY RELEASE

In making this request, the applicant understands that the sponsor will hold harmless and indemnify the town, its officers, employees, and agents against injury, loss or damage occurring as a result of this special event. Sponsors of special events held on public property will be required to provide Special Event Liability Insurance in an amount not less than $1 million dollars, naming the Town of Louisa, its officers, officials, employees and agents as an additional insured party to the contract. For additional information regarding this requirement please contact the Town of Louisa at 967-1400.

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Event Contact Name: ( ) Christina Miller

Contact Address: 522 Industrial Dr. Louisa, VA 23093

Contact Telephone: Office ( ) 540-967-4424

Home ( )

Cell ( ) 540-764-0101

Date Application Received By Town

Christina S. Miller — 7/24/2026

APPLICANT SIGNATURE — DATE

DATE APPLICATION SUBMITTED: July 24, 2026

EVENT PURPOSE / BRIEF DESCRIPTION:

Louisa Christmas Parade & Festival- Celebrate the magic of A Charlie Brown Christmas at this year's Louisa Christmas Festival and Parade! Join us from 10 a.m. to 3 p.m. at Courthouse Square in Louisa for a day filled with holiday fun, community spirit, and timeless Christmas traditions inspired by the beloved classic. Browse unique gifts from local vendors, enjoy the festive parade, take in the holiday atmosphere, and explore the charming downtown shops—all just steps away.

IDENTIFY EVENT CATEGORY: ___CARNIVAL_____DEMONSTRATION_____FAIR__✓__FESTIVAL
___ FUNDRAISER_____HISTORICAL CELEBRATION_____MARATHON
___ RACE/WALK__✓__PARADE_____OTHER (Describe Other) _____

EVENT VENUE & LOCATION REQUESTED: Festival will take place at Courthouse Sq. Parade Map is attached

LIST RACE/WALK STREET ROUTES, IF APPLICABLE (*A clear & legible map showing walk/run routes also requested –Please attach map to application*):

STREET CLOSING REQUESTED, IF SO INCLUDE LOCATIONS AND CLOSING /OPENING TIME(S):__✓__YES_____NO
LOCATION(S): Rosewood, W Main Street, Meadow Ave. , Cutler Ave., Patrick Henry Dr. , Church Ave.
Elm st., McDonald St., Woolfolk Ave., Ashley st.

CLOSING DATE(S)_____12/5_____CLOSING/OPENING TIME(S): FROM__10__(am)/pm UNTIL:_____3_____am/(pm)

EVENT START DATE/TIME: Festival 12/4: 10am-3pm
(WEEKDAY) (DATE) (TIME)
EVENT END DATE/TIME: Parade 12/4: 11:30-12:45pm
(WEEKDAY) (DATE) (TIME)

EVENT SET UP DATE/TIME (INCLUDE WEEKDAY): Saturday (WEEKDAY) | 9/5 (DATE) | 7am (TIME)

EVENT BREAKDOWN DATE/TIME (INCLUDE WEEKDAY): Saturday (WEEKDAY) | 9/5 (DATE) | 4pm (TIME)

EVENT RAIN DATE REQUESTED:____YES __✓__NO DATE REQUESTED: _____ (WEEKDAY) _____ (DATE)

ESTIMATED # PARTICIPANTS: 50 vendors 100 parade participants WILL AMPLIFIED MUSIC BE USED: YES ✓ NO ___

IDENTIFY TYPE MUSICAL ENTERTAINMENT REQUESTED: ___BAND __✓__DISC-JOCKEY ___OTHER

TOWN UTILITIES NEEDED? YES __ NO____ IDENTIFY TYPE UTILITIES NEEDED, IF APPLICABLE: _____

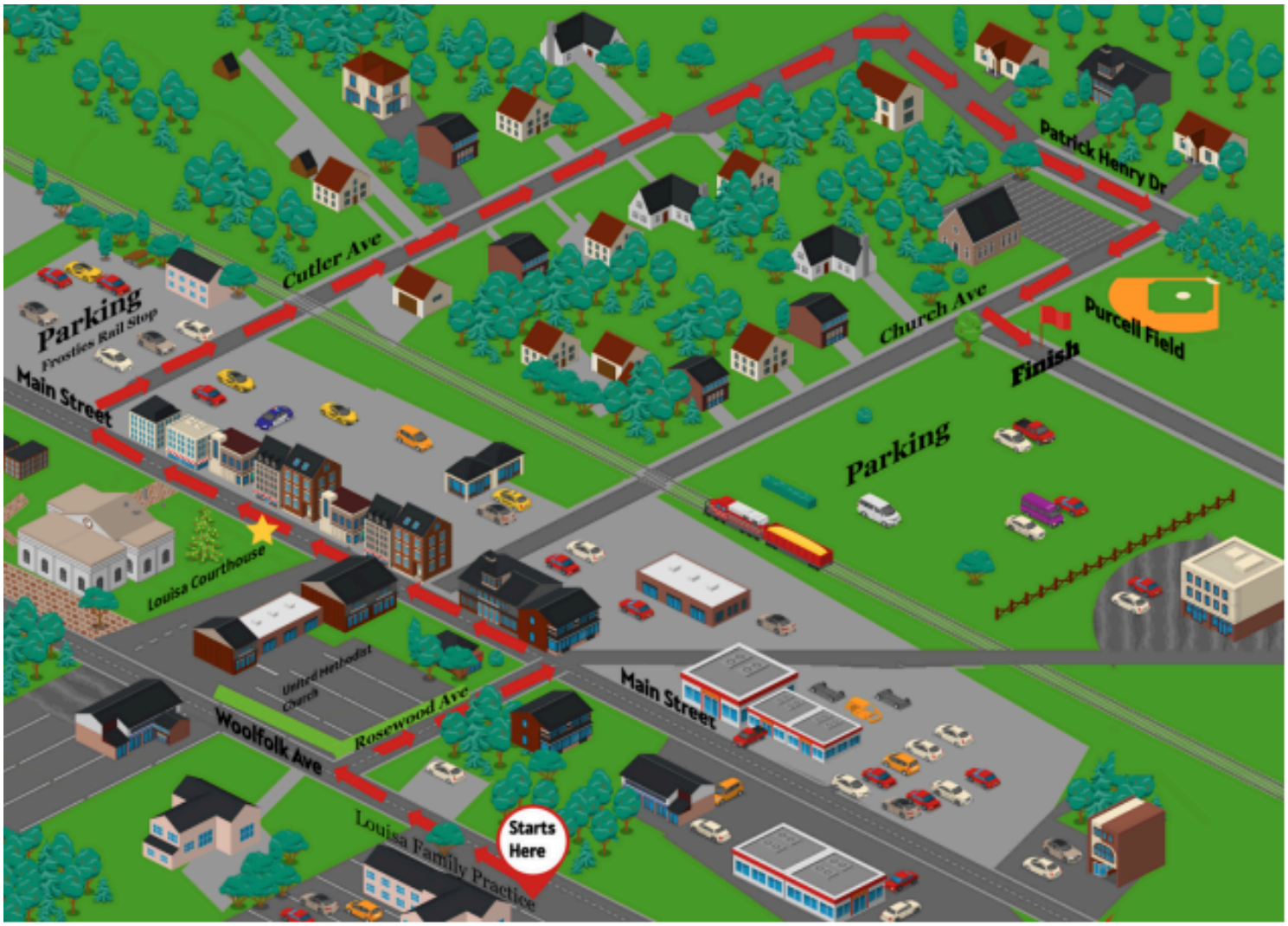
TOWN EQUIPMENT REQUESTED? __✓__YES___NO

IF YES, IDENTIFY TYPE EQUIPMENT REQUESTED: _____

OTHER TOWN SERVICES REQUESTED__✓__YES_____NO
(*Please identify the area of services needed including staff assistance if applicable*): _____

As needed - At town police chiefs request

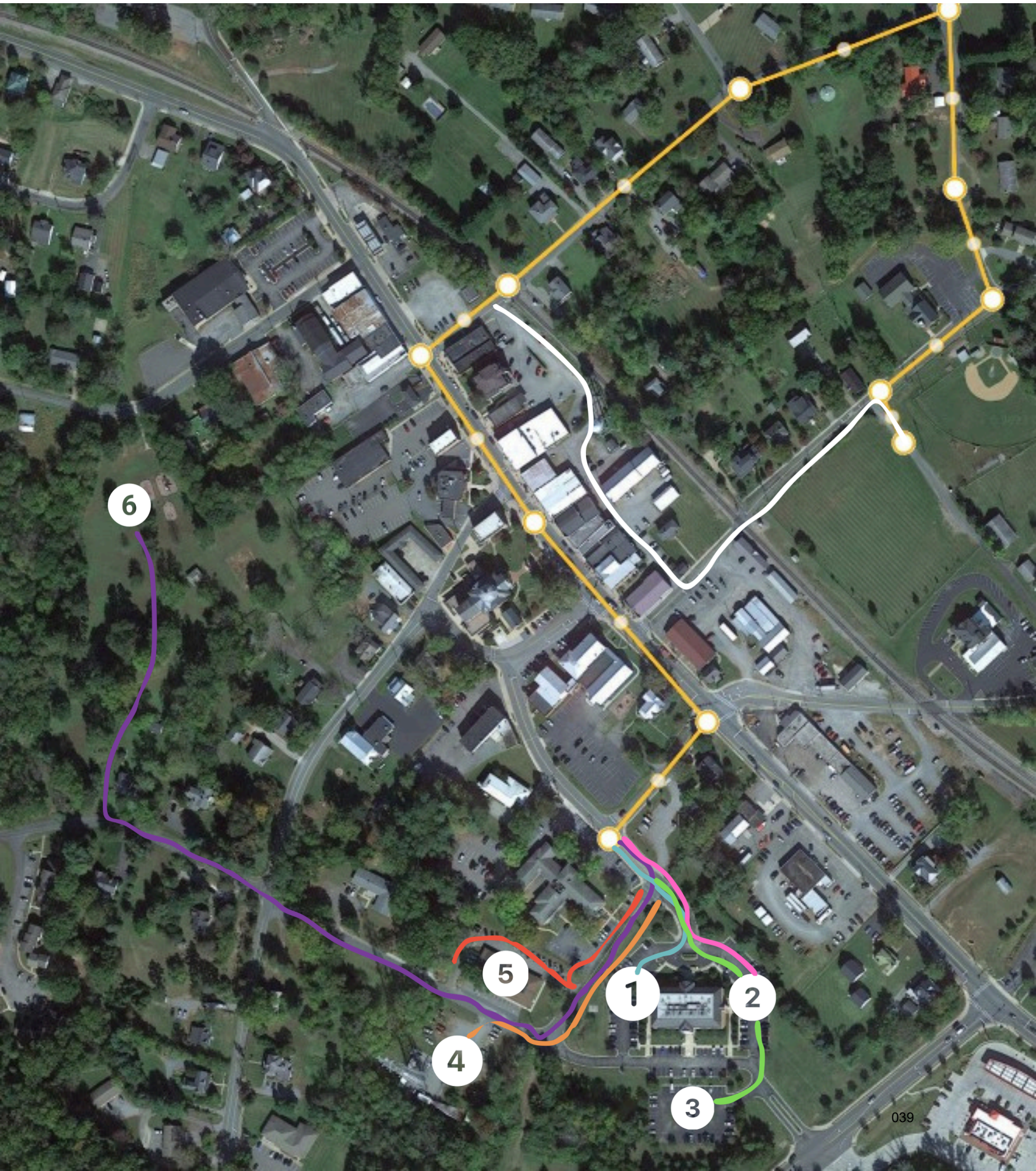
PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE





PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

PARADE ROUTE & STAGING



RESOLUTION MAKING ASSURANCES TO VDOT FOR LAND USE PERMITS

RESOLUTION NO. 26-__

WHEREAS it becomes necessary from time to time for the Town of Louisa to obtain land use permits from the Virginia Department of Transportation to install, construct, maintain and operate certain public works and public utilities projects along, across, over, and upon highway systems of the Commonwealth of Virginia; and,

WHEREAS expense, damage or injury may be sustained by the Commonwealth of Virginia growing out of granting to the Town of Louisa by the Virginia Department of Transportation of said permits for the work aforesaid.

NOW, THEREFORE, BE IT RESOLVED, on this 18th day of August, 2026 that the Mayor and Town Council of the Town of Louisa, Virginia hereby:

Section 1: That in accordance with the provisions of Section 24VAC30-151-720 of the Land Use Permit Regulations of the Virginia Department of Transportation, the Town of Louisa does hereby grant assurances to the Virginia Department of Transportation (VDOT) that it shall in all respects comply with all of the conditions of the permit or permits that have been, or will be, granted to the Town of Louisa and guarantees the successful completion of the work, or, if appropriate, restoration of the right of way to its original condition.

Section 2: That the Town Manager or his designee, be, and hereby is authorized to execute on behalf of the Town of Louisa all land use permits and related documents of the Virginia Department of Transportation.

Section 3: That this resolution shall be a continuing resolution and shall not be revoked unless and until sixty (60) days written notice of any proposed revocation be submitted to the Virginia Department of Transportation.

Section 4: That the Town of Louisa shall, if requested by the Virginia Department of Transportation, provide a letter that commits to using the surety provided by its contractor or to have the contractor execute a dual obligation rider that adds the Virginia Department of Transportation as an additional obligee to the surety bond provided to the locality, with either of these options guaranteeing the work performed within state maintained right-of-way under the terms of the land use permit for that purpose.

BE IT FURTHER RESOLVED that the Town Manager or his designee, be, and hereby is authorized and directed to procure insurance required by Section 1 herein.

Approved by the Town Council for the Town of Louisa, Virginia on this 18th day of August.

_____

Ashley Michael, Mayor

ATTEST:

_____

Stephanie Dorman, Clerk

The Town of Louisa, Virginia
Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Field Activity Report (IFAR)
Project: Meadow Avenue Waterline Extension – Lots 85 & 86

Summary:

A review of the proposed water service requirements for Meadow Avenue Lots 85 and 86 determined that installation of a six-inch water main is required. This requirement is driven by the fire protection and fire hydrant installation standards established by the Louisa County Water Authority (LCWA) and the Town of Louisa Facilities Manual.

The six-inch water main is necessary to provide adequate flow capacity to support the required fire hydrant and maintain compliance with applicable water distribution and fire protection standards. As a result, the waterline extension serving Lots 85 and 86 shall be designed and constructed utilizing a minimum six-inch main in accordance with LCWA requirements and Town of Louisa specifications.

Breakdown of Work:

The proposed project consists of installing approximately **400 linear feet of six-inch water main** along Meadow Avenue to serve Lots 85 and 86. The work will include, but is not limited to:

- Installation of approximately 400 linear feet of six-inch water main.
- Installation of a fire hydrant as required by LCWA and Town of Louisa standards.
- Installation of all necessary valves, fittings, and appurtenances.
- Installation of water service connections for Lots 85 and 86.
- Connection to the existing Town water distribution system.
- Testing, disinfection, and commissioning of the new water main in accordance with applicable standards.
- Restoration of all disturbed areas following construction.

In addition to providing service to the proposed lots, the installed infrastructure will be sized to support future system improvements and potential water system looping opportunities identified through future Capital Improvement Projects.

Cost Summary:

- Estimated Total Project Cost: **$60,000**
- Customer Installation Contribution: **$8,500**
- Estimated Remaining Cost to the Town: **$51,500**

The estimated remaining cost to the Town is based on the current budget estimate and represents the difference between the total projected construction cost and the customer's installation contribution. Actual costs may vary based on final design, material pricing, and field conditions encountered during construction.

Benefits:

In addition to providing service to Lots 85 and 86 and meeting current fire protection requirements, installation of the six-inch water main will provide several long-term benefits to the Town's water distribution system.

The Town's existing water infrastructure contains numerous two-inch water lines that are undersized by modern distribution standards. These smaller lines limit operational flexibility and contribute to pressure fluctuations during maintenance activities, system flushing, emergency repairs, and other planned operational events.

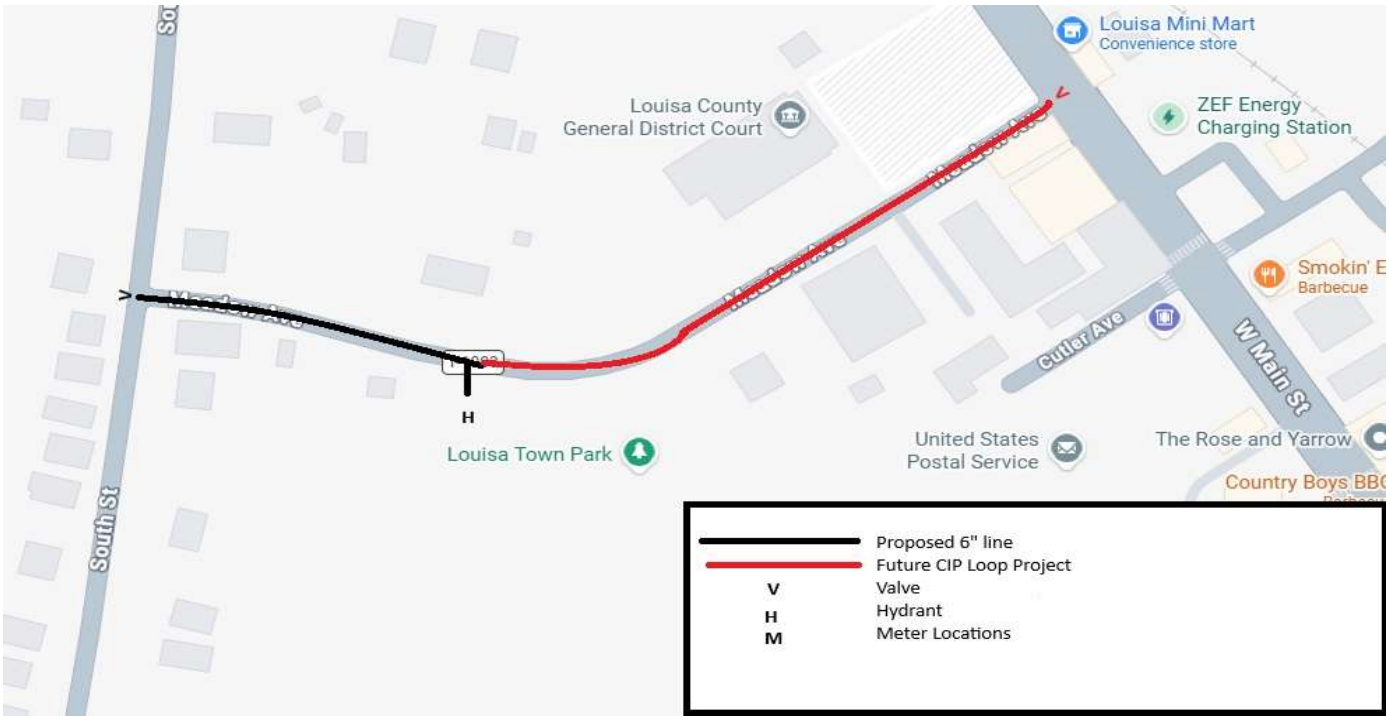
The proposed water main extension presents an opportunity to establish the foundation for a future Capital Improvement Project (CIP) that would further loop the water distribution system. Creating an additional loop would improve system redundancy by providing an alternate water supply path during maintenance and emergency situations.

This project would serve as one of the Town's first steps toward addressing long-standing system capacity and pressure concerns. Recent maintenance activities and scheduled operational events have demonstrated the limitations of the existing distribution network, particularly in areas served by smaller diameter mains. Expansion of the six-inch water main network and future system looping would help improve pressure stability, reduce the impacts associated with line flushing and maintenance activities, and enhance the overall reliability of the water system.

Additionally, a looped system would reduce the number of customers affected by service interruptions during water main repairs, valve replacements, and other maintenance activities. The project would also improve water circulation, increase system resiliency, and support future infrastructure improvements and development within the service area.

Recommendation:

Based on the fire protection requirements, compliance with LCWA and Town of Louisa standards, the opportunity to improve system reliability, and the long-term infrastructure benefits associated with future system looping, staff recommend proceeding with the installation of the six-inch water main extension serving Meadow Avenue Lots 85 and 86.



The Town of Louisa, Virginia
Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Infrastructure Failure Analysis Report (IFAR)

Replacement of Failing Water Service Laterals – 204 & 208 East Main Street

Prepared By: Anthony Larry, Director of Public Works
Department: Town of Louisa Public Works
Date: July 24, 2026
Location: 204 & 208 East Main Street, Louisa, Virginia

Executive Summary

This Infrastructure Failure Analysis Report (IFAR) documents the condition assessment of the existing water service laterals serving 204 East Main Street and 208 East Main Street. Both service laterals have experienced repeated failures due to advanced deterioration of the existing piping. Based on the frequency of repairs, age of the infrastructure, and overall condition of the water services, continued maintenance is no longer considered a reliable or cost-effective solution.

Replacement of both water service laterals is recommended to restore long-term system reliability, reduce water loss, minimize emergency repairs, and improve service reliability for the affected customers.

Existing Conditions

The existing water service laterals exhibit signs of advanced deterioration, including:

- Multiple leaks requiring emergency repairs.
- Corrosion and degradation of the existing piping material.
- Reduced structural integrity.
- Increased likelihood of future failures.
- Escalating maintenance and repair costs.

Based on field observations and repair history, both service laterals have exceeded their expected service life and no longer provide dependable service.

Failure Assessment

204 East Main Street

Observed deficiencies include:

- Multiple failures within the service lateral.
- Significant deterioration of the existing pipe.
- Reduced structural integrity.
- High probability of continued failures.

Localized repairs are no longer considered a sustainable long-term solution.

208 East Main Street

Observed deficiencies include:

- Repeated leakage events.
- Advanced corrosion.
- Material deterioration consistent with aging underground infrastructure.
- Increased likelihood of future failures.

Continued repairs will likely result in increasing maintenance costs and recurring service interruptions.

Risk Assessment

Failure of either water service lateral presents the following risks:

- Water service interruptions to customers.
- Increased water loss.
- Emergency repair costs.
- Damage to adjacent pavement and utilities.
- Increased Public Works labor and overtime.
- Potential impacts to surrounding infrastructure.

Given the repair history and current condition, the probability of additional failures is considered **High**.

Recommended Corrective Action

It is recommended that both existing water service laterals be replaced from the water main to the meter location.

Replacement work should include:

- Installation of new approved water service piping.
- New corporations stop.
- New curb stops and valve boxes, if required.
- New fittings and service connections.
- Pressure testing and disinfection in accordance with Town and Virginia Department of Health standards.
- Restoration of all disturbed pavement, sidewalk, and landscaping.

Complete replacement will provide a reliable long-term solution while reducing future maintenance costs and emergency repairs.

Construction Method Recommendation

Due to the location of these water service replacements along East Main Street, one of the Town's primary transportation corridors, it is recommended that a 2-inch steel casing be installed beneath the roadway by the Town of Louisa Public Works Department, with assistance from Central Virginia Contracting.

Utilizing Town personnel with contractor assistance will:

- Minimize impacts to the traveling public.
- Reduce overall project costs by utilizing Town labor and equipment.
- Maintain greater control over project scheduling and execution.

- Eliminate the need for extensive roadway excavation.
- Provide a durable installation for the replacement of both water service laterals.

This installation method has been successfully executed in the past. Central Virginia Contracting previously assisted the Town with the installation of a similar casing during the construction of the water service lateral serving Spains Tir**e**. Based on that successful project and the contractor's experience with this installation method, this approach is considered a practical, efficient, and cost-effective solution for replacing the failing water service laterals at 204 and 208 East Main Street.

Accordingly, it is recommended that the Town proceed with the installation of the 2-inch casing utilizing Town of Louisa Public Works personnel in partnership with Central Virginia Contracting.

Estimated Project Cost Breakdown

Central Virginia Contracting

Description	Estimated Cost
Assistance with Casing Installation, Water Service Installation, and Site Restoration (Central Virginia Contracting)	$_11,000.00_____
Traffic Control (Look Out Safety)	$_3,290.00_____
Materials	$_2,000_____
Subtotal	**$__16,290_____**

Funding Source

Funding for this project is proposed to be allocated from **Capital Expenditures – Line Item 501-45000-8100**.

This line item was established to fund capital improvements and replacement of critical water infrastructure throughout the Town's water distribution system. The replacement of the failing water service laterals at 204 and 208 East Main Street is consistent with the intended purpose of this funding, as the existing infrastructure has reached the end of its useful service life and requires replacement to maintain reliable water service and reduce future maintenance costs.

Conclusion

Based on field observations, repair history, and the deteriorated condition of the existing infrastructure, the water service laterals serving 204 East Main Street and 208 East Main Street have reached the end of their useful service life.

Continued repairs are no longer considered a practical or cost-effective solution due to the recurring failures and increasing maintenance requirements. Replacing both water service laterals and installing a 2-inch steel casing beneath East Main Street utilizing Town of Louisa Public Works personnel with the assistance of Central Virginia Contracting provides the most efficient and economical long-term solution. This approach minimizes impacts to the traveling public, reduces project costs by utilizing Town resources, and builds upon a construction method that has been successfully implemented by the Town on previous water service projects.

Recommendation: It is recommended that the Town authorize the replacement of both water service laterals, approve the use of Q for project funding, and proceed with the installation of the 2-inch casing by the Town of Louisa Public Works Department with assistance from Central Virginia Contracting. This project will improve system reliability, reduce future maintenance costs, and ensure dependable water service for the affected customers.

Credit Card Limit Increase

Background: The Town's current credit card limit of $15,000 has created operational challenges due to the timing of Town Council meetings and the requirement for Council approval of expenditures. Because outstanding balances often remain on the card pending approval and payment, the Town's effective purchasing capacity is frequently reduced to approximately $7,500 or less. This limitation has negatively impacted staff's ability to promptly purchase critical supplies, respond to operational needs, and efficiently conduct Town business.

To maintain appropriate financial controls, individual spending limits can continue to be established for each cardholder, ensuring accountability while providing the Town with greater purchasing flexibility.

Recommendation: Staff recommend that Town Council authorize an increase to the Town's credit card limit with Blue Ridge Bank from $15,000 to $30,000. This increase will provide sufficient purchasing capacity to support ongoing operations, reduce delays caused by the payment approval cycle, and improve the Town's ability to acquire necessary goods and services in a timely manner. Individual cardholder spending limits will remain in place to maintain effective internal controls and oversight.

Purchasing Authority and Budgeted Expenditures

Background: The Town's current purchasing authority practices have evolved over time without clearly defined guidelines. This has created delays in procurement and limited staff's ability to efficiently address operational needs, even when expenditures have already been approved through the annual budget process. Establishing clear spending authority limits will improve efficiency while maintaining appropriate financial oversight by Town Council.

Recommendation 1

Establish a clear and consistent purchasing authority limit based on individual purchases, with purchases exceeding the established threshold requiring Town Council approval. Town Manager spending authority is $5,000, department heads is $2,500.

Recommendation 2

Authorize the Town Manager to approve budgeted expenditures exceeding $5,000 without further Council approval, provided that:

- The expenditure was specifically included within the adopted budget;
- Sufficient funds remain available within the applicable budget line item;
- The expenditure does not exceed the approved budget line item by more than 25 percent; and
- The purchase complies with all applicable procurement policies and procedures.

Any expenditure that is not included in the adopted budget, or that would exceed the budgeted amount by more than 25 percent, would continue to require Town Council approval.

These recommendations are intended to reduce unnecessary delays, improve responsiveness to operational needs, and better align administrative authority with Council's budgetary decisions. Staff further recommend revisiting the purchasing authority policy once a new Town Manager is in place to ensure the adopted framework continues to meet the Town's operational and governance needs.

RESOLUTION TO CHANGE THE REGULARLY SCHEDULED TOWN COUNCIL MEETING DATE FOR SEPTEMBER 2026

RESOLUTION NO. 26-__

WHEREAS, the Town Council of the Town of Louisa, Virginia, regularly meets on the third Tuesdays of each month; and

WHEREAS, the Town Council finds it necessary and appropriate to change the regularly scheduled meeting date in September 2026; and

WHEREAS, the Town Council desires to reschedule the meeting originally scheduled for Tuesday, September 15, 2026, to Tuesday, September 22, 2026.

NOW, THEREFORE, BE IT RESOLVED on this 18th day of August, 2026 that the Mayor and Town Council of the Town of Louisa, Virginia that the regularly scheduled Town Council meeting for Tuesday, September 15, 2026, is hereby rescheduled to Tuesday, September 22, 2026, at 6:00 pm at 212 Fredericksburg Avenue, Louisa, Virginia, 23093.

BE IT FURTHER RESOLVED that the Town Clerk is directed to provide any notices required by law and to make the appropriate public notice of the revised meeting date.

Approved by the Town Council for the Town of Louisa, Virginia on this 18th day of August.

_____
Ashley Michael, Mayor

ATTEST:

_____
Stephanie Dorman, Clerk

The Town of Louisa, Virginia

Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

To: Mayor Michael and Town Council Members
From: Martin Nachtman, Chief of Police
Date: August 10, 2026
Re: Staff Report

An application was filed and approved for the Town of Louisa to receive State Aid for Localities with Police Departments, commonly referred to as 599 funding. This year's allocation to the Town of Louisa is $46,850. The Town will receive this funding quarterly in equal installments.

The Police Department organized our annual National Night Out event, which had a strong turnout despite weather conditions that impacted the event. The Department also participated in the Back to School Block Party, where officers assisted with the event and staffed an informational booth to promote current hiring opportunities within the Department.

The Police Department received and forwarded three event applications from Louisa County Parks and Recreation for Council's consideration. The upcoming events before Council include the Labor Day Parade and Festival, the Fall Festival, and the Christmas Parade and Festival.

The Police Department received a complaint from the Countryside Subdivision regarding street parking in the area of Tires Unlimited. The street parking has made entering and exiting the subdivision more difficult and has created a potentially hazardous situation. We met with representatives from Tires Unlimited, who will be working toward a mutual agreement and resolution with representatives from the Countryside Subdivision.

The long-anticipated solar speed display signs have been ordered. DCJS (Grant) confirmed that switching to a different vendor/manufacturer remained within the grant's terms and conditions.

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Incorporated 1873

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Louisa, Virginia 23093

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www.louisatown.org

To: Mayor Michael and Town Council Members
From: Anthony Larry, Superintendent of Public Works
Date: July 2026
Re: Monthly Report

Public Works Operations

- Responded to and evaluated two failing water service laterals located at 204 and 208 East Main Street. Currently evaluating repair options and preparing the necessary work plan.
- Continued routine water and wastewater system maintenance, including utility locates, service requests, and system inspections.
- Performed scheduled mowing, right-of-way maintenance, brush collection, and general grounds maintenance throughout Town facilities and parks.
- Continued routine maintenance of Town streets, sidewalks, and stormwater infrastructure.
- Worked with the Deputy Town Manager to develop a master task list for Town wide projects and operational activities, prioritizing tasks based on operational needs, regulatory requirements, and overall impact to the Town.

Development & Engineering

- Completed the review of the Louisa Station utility plans. Following additional information received after my review, I notified the developer that the proposed sanitary sewer connection is to infrastructure owned by the Louisa County Water Authority (LCWA). Because the connection is to LCWA-owned infrastructure, the Town cannot approve that portion of the plans. The developer has been advised to

coordinate directly with LCWA for guidance and approval before resubmitting the plans.

- Reviewed an Industrial Zoning application and determined that, based on my review of the Town Code, the application appears to meet the requirements of **Section 165-50**. As I was not involved in any previous discussions with the Town Attorney, I recommended that Council confirm with former Town Manager Stuart Turille regarding any legal matters that may have been previously addressed.
- Met with the project engineers to discuss the Jouett Square project and review the next steps for project coordination and development.
- Reached out to CHA Consulting regarding the Town's hydraulic model study and requested an update on the status of the project.

Personnel

- Completed all scheduled interviews for the vacant Public Works positions.
- Employment offers are expected to be extended to the selected candidates no later than Tuesday, July 28, 2026, pending final approval.

Projects

- Issued a formal acceptance letter for the water and sanitary sewer infrastructure serving the Checkers Project. All required testing has been completed successfully, and the infrastructure was formally accepted effective **July 15, 2026.**
- Began in depth review of CHA Sanitary Sewer evaluation Report to flag High-Priority Items and possible candidates for a I&I project.

Upcoming Priorities

- Develop a repair plan for the failing East Main Street water service laterals.- Plan is set, In the process of Applying for VDOT Permit. And awaiting Quote on traffic control. All will be included in the IFAR regarding this project.
- Extend employment offers for the vacant Public Works positions.
- Continue coordination with the engineers and developers on the Jouett Square project.
- Follow up with CHA regarding completion of the hydraulic model study.- Informed Hydraulic Model Study Report will be available in 2-4 weeks.

- Continue review of development plans and coordination with developers and outside agencies.
- Continue implementation of the prioritized master task list. With the assistance of Deput Town Manager

The Town of Louisa, Virginia

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To: Mayor Michael and Town Council Members
From: Stephanie Dorman, Deputy Town Manager
Date: August 11, 2026
Re: Staff Report

Council:

1. Committee Agendas

Administration:

1. Water Disconnections/ Cutoffs
2. Researched Rolling Stocks Tax
3. Reviewed Frostie's Contract
4. Reviewed Art Center Contract
5. Met with software providers
6. Updated social media and website
7. Scheduled joint public hearing

Upcoming Meetings:

1. August 25, 2026 @6:00 PM
2. September 15, 2026 @ 6:00PM

As of July 30th, 2026

General Fund Revenue (Fund 100)					
Account Number	Description	Monthly	YTD	Budget	Variance
Taxes (RE, PP, PS)					
100-11010-0001	Real Estate Current Year Tax	$ 820.78	$ 820.78	$ 406,816.00	$ 405,995.22
100-11010-0002	Delinquent Real Estate Tax	$ 378.01	$ 378.01	$ 5,000.00	$ 4,621.99
100-11020-0001	Personal Property Current Year Tax	$ 376.90	$ 376.90	$ 92,700.00	$ 92,323.10
100-11020-0002	Delinquent Personal Property Tax	$ -	$ -	$ 5,000.00	$ 5,000.00
100-11020-0003	VA Personal Property Relief Allowance	$ -	$ -	$ 21,379.00	$ 21,379.00
100-11025-0001	Public Service Tax Current Year	$ -	$ -	$ 9,000.00	$ 9,000.00
100-11060-0001	Penalties - All Property Tax	$ 148.25	$ 148.25	$ 5,000.00	$ 4,851.75
100-11060-0002	Interest - All Property Tax	$ 225.77	$ 225.77	$ 5,000.00	$ 4,774.23
Local Taxes					
100-12010-0001	Local Sales Use and Tax	$ 22,951.89	$ 22,951.89	$ 250,000.00	$ 227,048.11
100-12020-0002	Consumption Tax	$ 620.82	$ 620.82	$ 7,000.00	$ 6,379.18
100-12030-0001	Business License Tax	$ 4,256.76	$ 4,256.76	$ 260,020.00	$ 255,763.24
100-12060-0001	Bank Stock Tax	$ -	$ -	$ 194,000.00	$ 194,000.00
100-12100-0001	Transient Lodging Tax	$ 293.52	$ 293.52	$ 25,000.00	$ 24,706.48
100-12110-0001	Meals Tax	$ 110,644.87	$ 110,644.87	$ 900,000.00	$ 789,355.13
Permits and Other Licenses					
100-13030-0007	Zoning Permits	$ 310.00	$ 310.00	$ 2,000.00	$ 1,690.00
100-13030-0100	Special Use Permits	$ -	$ -	$ 1,500.00	$ 1,500.00
Fines and Forfeitures					
100-14010-0001	Court Fines & Forfeitures	$ 38.14	$ 38.14	$ 5,000.00	$ 4,961.86
100-14010-0005	Parking Violation Fees	$ -	$ -	$ 200.00	$ 200.00
100-24040-0015	PD Fines/Charges	$ 10.00	$ 10.00	$ 3,000.00	$ 2,990.00
Other Revenue					
100-15010-0001	Interest Earned	$ 7,029.55	$ 7,029.55	$ 70,000.00	$ 62,970.45
100-15020-0005	Pettit Storage Rental	$ 400.00	$ 400.00	$ 4,800.00	$ 4,400.00
100-15020-0009	Parking Lot Building Rental	$ -	$ -	$ 6,600.00	$ 6,600.00
100-15020-0015	Arts Center Lease Rent	$ -	$ -	$ 12,000.00	$ 12,000.00
100-16080-0001	Solid Waste Fees	$ 244.50	$ 244.50	$ 7,000.00	$ 6,755.50
100-16080-0004	Brush Removal	$ -	$ -	$ -	$ -
100-18990-0001	Miscellaneous	$ -	$ -	$ 1,000.00	$ 1,000.00
100-18990-0009	Sale of Equipment	$ -	$ -	$ 5,000.00	$ 5,000.00
100-18990-0013	NSF Fees	$ 25.00	$ 25.00	$ 100.00	$ 75.00
100-18990-0100	Downtown Grant	$ 500.00	$ 500.00	$ -	$ (500.00)
100-18990-0050	MLR Rebate	$ -	$ -	$ 2,500.00	$ 2,500.00
100-18990-0702	Lot Sales at Hillcrest Cemetery	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 2,500.00
Due From Other Governments					
100-22010-0005	Rolling Stock Tax	$ 14.85	$ 14.85	$ -	$ (14.85)
100-22010-0006	Communication Tax	$ 368.34	$ 368.34	$ 3,000.00	$ 2,631.66
100-23201-0010	Auto Rental Tax	$ -	$ -	$ -	$ -
100-23201-0003	Arts Center Grant	$ -	$ -	$ 4,500.00	$ 4,500.00
100-24040-0001	Law Enforcement - 599 Funds	$ -	$ -	$ 36,000.00	$ 36,000.00
100-24040-0006	DCJS Grants	$ -	$ -	$ 20,000.00	$ 20,000.00
100-24040-0012	Fire Program Grant	$ -	$ -	$ 15,000.00	$ 15,000.00
Transfers from Reserves/Other Funds					
100-41050-0006	Transfer from Reserves - TA Sidewalk	$ -	$ -	$ 134,071.00	$ 134,071.00
100-41050-2020	Trans DR-ARPA to Water Infra Imp	$ -	$ -	$ 290,000.00	$ 290,000.00
100-41050-2026	Trans DR-ARPA to Sewer Infra Imp	$ -	$ -	$ 400,000.00	$ 400,000.00
Total Revenue General Fund		$ 152,157.95	$ 152,157.95	$ 3,214,186.00	$ 3,062,028.05

As of July 30, 2026

General Fund Expenses (Fund100)					
Account Number	Description	Monthly	YTD	Budget	Variance
Town Administration/Town Hall					
Administrative Salaries and Benefits					
100-10000-1110	Salaries - Mayor	$ 300.00	$ 300.00	$ 3,600.00	$ 3,300.00
100-10000-1111	Salaries - Administration	$ 19,466.60	$ 19,466.60	$ 264,613.00	$ 245,146.40
100-10000-1115	Salaries - Planning Commission	$ 450.00	$ 450.00	$ 4,500.00	$ 4,050.00
100-10000-1116	Salaries - Grounds	$ 1,861.96	$ 1,861.96	$ 38,146.00	$ 36,284.04
100-10000-1711	Salaries - Council	$ 600.00	$ 600.00	$ 12,000.00	$ 11,400.00
100-10000-2100	FICA	$ 2,012.72	$ 2,012.72	$ 24,354.00	$ 22,341.28
100-10000-2210	VRS	$ 1,504.64	$ 1,504.64	$ 11,656.00	$ 10,151.36
100-10000-2240	Group Life Insurance	$ 244.68	$ 244.68	$ 1,272.00	$ 1,027.32
100-10000-2300	Medical Insurance	$ 3,556.10	$ 3,556.10	$ 28,159.00	$ 24,602.90
100-10000-2310	Dental Insurance	$ 142.89	$ 142.89	$ 1,415.00	$ 1,272.11
100-10000-2700	Worker's Compensation	$ 5,572.90	$ 5,572.90	$ 28,000.00	$ 22,427.10
Operating Expenses			$ -		
100-10000-3100	Custodial Services	$ 1,625.00	$ 1,625.00	$ 18,000.00	$ 16,375.00
100-10000-3101	Custodial Supplies	$ 670.48	$ 670.48	$ 5,000.00	$ 4,329.52
100-10000-3120	Audit Fees	$ 5,002.40	$ 5,002.40	$ 32,000.00	$ 26,997.60
100-10000-3150	Legal Fees	$ 4,800.00	$ 4,800.00	$ 57,000.00	$ 52,200.00
100-10000-3152	Election Fees	$ -	$ -	$ 5,000.00	$ 5,000.00
100-10000-3160	Website/Email Maintenance	$ 274.95	$ 274.95	$ 9,000.00	$ 8,725.05
100-10000-3180	Bank Fees	$ -	$ -	$ 100.00	$ 100.00
100-10000-3185	Contractual Services	$ -	$ -	$ 22,000.00	$ 22,000.00
100-10000-3190	Economic Development/Donations	$ 450.00	$ 450.00	$ 3,000.00	$ 2,550.00
100-10000-3330	Repairs & Maintenance Grounds	$ 1,412.30	$ 1,412.30	$ 20,000.00	$ 18,587.70
100-10000-3340	Building Contractual Services	$ 3,645.00	$ 3,645.00	$ 10,000.00	$ 6,355.00
100-10000-3350	Equipment Repairs/Supplies TH	$ -	$ -	$ 5,000.00	$ 5,000.00
100-10000-3600	Advertising	$ -	$ -	$ 6,000.00	$ 6,000.00
100-10000-5120	Electricity	$ 4,588.23	$ 4,588.23	$ 20,000.00	$ 15,411.77
100-10000-5130	Fuel Oil	$ -	$ -	$ 3,000.00	$ 3,000.00
100-10000-5210	Postage	$ 510.48	$ 510.48	$ 6,000.00	$ 5,489.52
100-10000-5215	Tax Preparation	$ -	$ -	$ 3,500.00	$ 3,500.00
100-10000-5230	Telephone	$ 1,171.29	$ 1,171.29	$ 8,000.00	$ 6,828.71
100-10000-5235	Cell Phones	$ 887.13	$ 887.13	$ 8,000.00	$ 7,112.87
100-10000-5309	Insurance (VRSA)	$ 5,209.45	$ 5,209.45	$ 26,500.00	$ 21,290.55
100-10000-5410	Lease Equipment (Copier)	$ 179.46	$ 179.46	$ 5,000.00	$ 4,820.54
100-10000-5540	Conferences & Education	$ 555.52	$ 555.52	$ 10,000.00	$ 9,444.48
100-10000-5557	Community Events	$ -	$ -	$ 10,000.00	$ 10,000.00
100-10000-5800	Miscellaneous	$ -	$ -	$ 2,000.00	$ 2,000.00
100-10000-5810	Code Updates	$ -	$ -	$ 5,000.00	$ 5,000.00
100-10000-6001	Office Supplies	$ 601.97	$ 601.97	$ 15,300.00	$ 14,698.03
100-10000-6002	Shenandoah Water	$ 242.79	$ 242.79	$ 800.00	$ 557.21
100-10000-6003	Emergency Generator Maintenance	$ -	$ -	$ 1,500.00	$ 1,500.00
100-10000-6004	Alarm Monitoring	$ -	$ -	$ 1,500.00	$ 1,500.00
100-10000-6005	Elevator Maintenance & Inspection	$ -	$ -	$ 1,500.00	$ 1,500.00
100-10000-6006	Fire System Maintenance & Inspection	$ -	$ -	$ 2,500.00	$ 2,500.00
100-10000-6007	Propane	$ -	$ -	$ 5,000.00	$ 5,000.00
100-10000-6008	Road Fuel	$ -	$ -	$ 2,000.00	$ 2,000.00
100-10000-6010	HVAC Service Contract	$ -	$ -	$ 1,800.00	$ 1,800.00
100-10000-6011	Fire Alarm Maintenance & Inspection	$ -	$ -	$ 1,500.00	$ 1,500.00
100-10000-6012	Dues & Subscriptions	$ 1,700.00	$ 1,700.00	$ 4,000.00	$ 2,300.00
100-10000-6021	Safety Equipment	$ 30.98	$ 30.98	$ 1,500.00	$ 1,469.02

Account Number	Description	Monthly	YTD	Budget	Variance
Town Administration/Town Hall					
100-10000-8214	BAI Computer System	$ -	$ -	$ 20,000.00	$ 20,000.00
100-10000-8220	Computer Tech Support	$ 2,216.68	$ 2,216.68	$ 32,000.00	$ 29,783.32
100-10000-8222	Computer Equipment Upgrade	$ 1,495.00	$ 1,495.00	$ 10,000.00	$ 8,505.00
Grants Awarded			$ -		
100-10000-7017	Downtown Grants	$ 1,490.48	$ 1,490.48	$ -	$ (1,490.48)
100-10000-7018	Commission for the Arts Grant Funding	$ -	$ -	$ 9,000.00	$ 9,000.00
100-10000-7019	VRS LSL/CHA Expenses	$ -	$ -	$ -	$ -
Capital Improvements			$ -		
100-10000-8100	Capital Improvement	$ -	$ -	$ 136,818.00	$ 136,818.00
Administrative Debt Service			$ -		
100-10000-9002	LAC Debt Service	$ 6,017.00	$ 6,017.00	$ 72,204.00	$ 66,187.00
100-10000-9230	Principal 2008 GO Bonds (R1 2 3)	$ 9,805.00	$ 9,805.00	$ 107,855.00	$ 98,050.00
Transfers			$ -		
100-10000-9502	Sewer Fund Transfer	$ -	$ -	$ 98,561.00	$ 98,561.00
100-93100-0702	Transfer Hillcrest Cemetery	$ -	$ -	$ 40,189.00	$ 40,189.00
100-93100-2020	Trans DR - ARPA to Water Infra Imp	$ -	$ -	$ 290,000.00	$ 290,000.00
100-93100-2026	Trans DR - ARPA to Water Infra Imp	$ -	$ -	$ 400,000.00	$ 400,000.00
Total Town Administration/Town Hall Expenses		$ 90,294.08	$ 90,294.08	$ 1,972,342.00	$ 1,882,047.92

As of July 30, 2026

General Fund Expenses (Fund100)					
Account Number	Description	Monthly	YTD	Budget	Variance
	Police Department				
Police Department Salaries and Benefits					
100-31000-1139	Salaries	$ 17,133.67	$ 17,133.67	$ 463,000.00	$ 445,866.33
100-31000-1140	Overtime	$ -	$ -	$ 9,500.00	$ 9,500.00
100-31000-1150	Holiday/Part Time Pay	$ 140.52	$ 140.52	$ 3,900.00	$ 3,759.48
100-31000-1175	Contractual Services	$ -	$ -	$ 5,000.00	$ 5,000.00
100-31000-2100	FICA	$ 1,324.65	$ 1,324.65	$ 35,420.00	$ 34,095.35
100-31000-2210	VRS	$ 247.04	$ 247.04	$ 17,826.00	$ 17,578.96
100-31000-2240	Group Life Insurance	$ 68.02	$ 68.02	$ 4,200.00	$ 4,131.98
100-31000-2300	Medical Insurance	$ -	$ -	$ 69,420.00	$ 69,420.00
100-31000-2310	Dental Insurance	$ -	$ -	$ 3,850.00	$ 3,850.00
Police Department Operating Expenses					
100-31000-2350	Employee Hire Process	$ 164.48	$ 164.48	$ 4,800.00	$ 4,635.52
100-31000-3310	Equipment Replacement	$ 3,547.26	$ 3,547.26	$ 14,000.00	$ 10,452.74
100-31000-3330	Police Building Maintenance	$ 590.38	$ 590.38	$ 6,000.00	$ 5,409.62
100-31000-3710	Uniform Replacement	$ 142.86	$ 142.86	$ 7,000.00	$ 6,857.14
100-31000-5120	Electricity	$ 402.20	$ 402.20	$ 2,500.00	$ 2,097.80
100-31000-5215	Propane Generator	$ -	$ -	$ 500.00	$ 500.00
100-31000-5230	Police Telephone	$ 359.35	$ 359.35	$ 1,895.00	$ 1,535.65
100-31000-5235	Cell Phone	$ 482.88	$ 482.88	$ 6,276.00	$ 5,793.12
100-31000-5309	Line of Duty Benefit	$ 1,332.65	$ 1,332.65	$ 9,250.00	$ 7,917.35
100-31000-5410	Copier	$ 298.99	$ 298.99	$ 2,500.00	$ 2,201.01
100-31000-5450	State Police VCIN Terminal	$ -	$ -	$ 250.00	$ 250.00
100-31000-5540	Conferences/Education	$ -	$ -	$ 5,000.00	$ 5,000.00
100-31000-5800	Miscellaneous	$ -	$ -	$ 350.00	$ 350.00
100-31000-5810	Dues, Subscriptions	$ 25.20	$ 25.20	$ 7,615.00	$ 7,589.80
100-31000-5830	Police Public Relations	$ 184.95	$ 184.95	$ 3,500.00	$ 3,315.05
100-31000-5850	PD Health and Wellness Program	$ -	$ -	$ 2,400.00	$ 2,400.00
100-31000-6001	Office Supplies/Materials	$ -	$ -	$ 2,000.00	$ 2,000.00
100-31000-6008	Fuel	$ 623.96	$ 623.96	$ 13,000.00	$ 12,376.04
100-31000-6009	Repairs & Maintenance Vehicles	$ -	$ -	$ 7,500.00	$ 7,500.00
100-31000-6014	Police Radios	$ 40.04	$ 40.04	$ 1,600.00	$ 1,559.96
100-31000-8103	Axon-BWC & In-Car	$ -	$ -	$ 20,040.00	$ 20,040.00
100-31000-8104	CAD/RMS Upgrade	$ -	$ -	$ 10,364.00	$ 10,364.00
Police Department Capital Improvements					
100-31000-8218	Server/Computers/Alarm	$ 1,329.88	$ 1,329.88	$ 20,000.00	$ 18,670.12
Police Department Grant Expenses					
100-31000-8225	DCJS/Other Grant			$ 20,000.00	$ 20,000.00
Total Police Expenditures		$ 28,438.98	$ 28,438.98	$ 780,456.00	$ 752,017.02

As of July 30, 2026

General Fund Expenses (Fund100)					
Account Number	Description	Monthly	YTD	Budget	Variance
Fire and Rescue Departments					
Contributions and Grants					
100-32100-5640	Fire Dept. Contribution	$ -	$ -	$ 6,000.00	$ 6,000.00
100-32100-5641	Fire Programs Grant	$ -	$ -	$ 15,000.00	$ 15,000.00
100-32100-5740	Rescue Squad Contribution	$ -	$ -	$ 6,000.00	$ 6,000.00
Total Fire/Rescue Expense			$ -	$ 27,000.00	$ 27,000.00
Streets and Sidewalks Expenses					
Streets and Sidewalks Salaries and Benefits					
100-41000-1130	Salaries - Streets & Sidewalks	$ 3,319.22	$ 3,319.22	$ 71,993.00	$ 68,673.78
100-41000-1140	Overtime	$ 947.70	$ 947.70	$ 10,000.00	$ 9,052.30
100-41000-1150	Part Time	$ -	$ -	$ 2,000.00	$ 2,000.00
100-41000-2100	FICA	$ 395.51	$ 395.51	$ 5,507.00	$ 5,111.49
100-41000-2210	VRS	$ 160.82	$ 160.82	$ 2,772.00	$ 2,611.18
100-41000-2240	Group Life Insurance	$ 34.20	$ 34.20	$ 302.00	$ 267.80
100-41000-2300	Medical Insurance	$ 841.13	$ 841.13	$ 9,040.00	$ 8,198.87
100-41000-2310	Dental Insurance	$ 26.90	$ 26.90	$ 364.00	$ 337.10
Streets and Sidewalks Operations					
100-41000-3330	Repairs on Streets & Sidewalks	$ -	$ -	$ 18,000.00	$ 18,000.00
100-41000-3350	Main Street Parking	$ 5,608.65	$ 5,608.65	$ 24,720.00	$ 19,111.35
100-41000-5120	Electricity	$ 5,040.50	$ 5,040.50	$ 25,000.00	$ 19,959.50
100-41000-5800	Miscellaneous	$ 87.67	$ 87.67	$ 1,000.00	$ 912.33
100-41000-6003	Agricultural/Beautification	$ 3,795.63	$ 3,795.63	$ 20,000.00	$ 16,204.37
100-41000-6007	Repairs & Maintenance Supplies	$ 724.07	$ 724.07	$ 9,000.00	$ 8,275.93
100-41000-6008	Fuel	$ -	$ -	$ 9,000.00	$ 9,000.00
100-41000-6009	Vehicle Maintenance	$ -	$ -	$ 12,000.00	$ 12,000.00
100-41000-6011	Uniforms	$ 856.94	$ 856.94	$ 4,800.00	$ 3,943.06
100-41000-6023	Snow Removal Supplies	$ -	$ -	$ 10,000.00	$ 10,000.00
Streets and Sidewalks Shop					
100-41000-7100	Shop Building Maintenance	$ -	$ -	$ 10,000.00	$ 10,000.00
100-41000-7200	Equipment Repairs	$ 1,632.32	$ 1,632.32	$ 20,000.00	$ 18,367.68
100-41000-7300	Shop Supplies/Utilities	$ 274.36	$ 274.36	$ 10,000.00	$ 9,725.64
100-41000-8101	Equipment Replacement	$ -	$ -	$ 10,000.00	$ 10,000.00
Streets and Sidewalks Capital Improvements					
100-41000-8100	Capital Improvements Buildings	$ -	$ -	$ -	$ -
100-41000-8102	Capital Improvements S/S	$ -	$ -	$ -	$ -
100-41000-7250	Sidewalk Construction - VDOT	$ -	$ -	$ -	$ -
Total Streets/Sidewalk Expense			$ 23,745.62	$ 285,498.00	$ 261,752.38
Trash and Recycle Expenses					
Contract Fees					
100-42300-3050	Fuel Surcharge	$ -	$ -	$ 2,000.00	$ 2,000.00
100-42300-4000	Subcontract Work - Updike	$ 5,517.00	$ 5,517.00	$ 66,200.00	$ 60,683.00
100-42300-4001	Contract Contingency - Add Cans	$ 37.00	$ 37.00	$ 4,000.00	$ 3,963.00
100-42350-3000	Tipping Fee - County of Louisa	$ 897.12	$ 897.12	$ 21,000.00	$ 20,102.88
100-42350-4000	Subcontract Work - Updike Recycle	$ 833.00	$ 833.00	$ 10,000.00	$ 9,167.00
Total Trash Expense			$ 7,284.12	$ 103,200.00	$ 95,915.88

Account Number	Description		Budget	Spent	Balance
Ball Park Expenses					
Maintenance Expenses					
100-71300-5110	Electric	$ 179.42	$ 179.42	$ 1,800.00	$ 1,620.58
100-71300-5200	Field Facility Improvements	$ -	$ -	$ 5,000.00	$ 5,000.00
Total Ball Park Expense			$ 179.42	$ 6,800.00	$ 6,620.58
Oakland Cemetery					
Oakland Salaries and Benefits					
100-71400-1130	Salaries - Oakland	$ 1,432.33	$ 1,432.33	$ 21,454.00	$ 20,021.67
100-71400-2100	FICA	$ 126.90	$ 126.90	$ 1,641.00	$ 1,514.10
100-71400-2210	VRS	$ 68.76	$ 68.76	$ 826.00	$ 757.24
100-71400-2240	Group Life Insurance	$ 11.88	$ 11.88	$ 90.00	$ 78.12
100-71400-2300	Medical Insurance	$ 176.33	$ 176.33	$ 1,300.00	$ 1,123.67
100-71400-2310	Dental Insurance	$ 7.20	$ 7.20	$ 27.00	$ 19.80
Oakland Operations					$ -
100-71400-3310	Repairs and Maintenance	$ -	$ -	$ 13,000.00	$ 13,000.00
100-71400-6008	Fuel	$ -	$ -	$ 50.00	$ 50.00
100-71400-6017	Lights and Flags	$ 21.29	$ 21.29	$ 500.00	$ 478.71
Total Oakland Cemetery			$ 1,844.69	$ 38,888.00	$ 37,043.31
Total General Fund Expenses			$ 151,786.91	$ 3,214,184.00	$ 3,062,397.09

As of July 30, 2026

Water Fund Revenue (Fund 501)

Account Number	Description	Monthly	YTD	Budget	Variance
501-15010-0001	Interest Earned	$ 3,459.34	$ 3,459.34	$ 40,000.00	$ 36,540.66
501-16001-0001	Water Revenue	$ 65,430.86	$ 65,430.86	$ 746,862.00	$ 681,431.14
501-16001-0003	Water Connections	$ 8,500.00	$ 8,500.00	$ 11,400.00	$ 2,900.00
501-16001-0007	Penalty Fees	$ 600.00	$ 600.00	$ 6,798.00	$ 6,198.00
501-41050-0002	USDA Loan Proceeds	$ -	$ -	$ 351,022.00	$ 351,022.00
501-41050-0501	Transfer From Reserve	$ -	$ -	$ 47,426.00	$ 47,426.00
501-41050-2020	ARPA Funding General Fund Transfer	$ -	$ -	$ 290,000.00	$ 290,000.00
Total Water Revenue			$ 77,990.20	$ 1,493,508.00	$ (1,415,517.80)

Water Fund Expenses (Fund 501)

Account Number	Description	Monthly	YTD	Budget	Variance
Water Salaries and Benefits					
501-45000-1130	Salaries - Water	$ 5,908.42	$ 5,908.42	$ 111,688.00	$ 105,779.58
501-45000-1140	Overtime	$ 170.85	$ 170.85	$ 2,000.00	$ 1,829.15
501-45000-2100	FICA	$ 416.69	$ 416.69	$ 8,697.00	$ 8,280.31
501-45000-2210	VRS	$ 286.25	$ 286.25	$ 4,300.00	$ 4,013.75
501-45000-2240	Group Life Insurance	$ 53.11	$ 53.11	$ 715.00	$ 661.89
501-45000-2300	Medical Insurance	$ 1,043.77	$ 1,043.77	$ 14,170.00	$ 13,126.23
501-45000-2310	Dental Insurance	$ 32.58	$ 32.58	$ 800.00	$ 767.42
Operating Expenses					
501-45000-3180	Water Tank Maintenance	$ 9,780.70	$ 9,780.70	$ 20,000.00	$ 10,219.30
501-45000-3185	Operator Contract Fees	$ 701.33	$ 701.33	$ 10,000.00	$ 9,298.67
501-45000-3310	Repairs & Maintenance Equipment	$ -	$ -	$ 5,000.00	$ 5,000.00
501-45000-5130	Water Purchased	$ 42,099.76	$ 42,099.76	$ 420,000.00	$ 377,900.24
501-45000-5210	Postage/Billing Supplies	$ 180.79	$ 180.79	$ 7,000.00	$ 6,819.21
501-45000-5220	Water Testing Fees	$ -	$ -	$ 800.00	$ 800.00
501-45000-5650	VDOT Fees	$ -	$ -	$ 300.00	$ 300.00
501-45000-5660	Waterworks Operation Fund	$ 662.25	$ 662.25	$ 2,700.00	$ 2,037.75
501-45000-5670	Miss Utility	$ 102.00	$ 102.00	$ 1,000.00	$ 898.00
501-45000-5680	Road Repairs	$ -	$ -	$ 2,000.00	$ 2,000.00
501-45000-5690	Electricity Tower Pumps	$ 17.99	$ 17.99	$ 1,000.00	$ 982.01
501-45000-5800	Miscellaneous	$ -	$ -	$ -	$ -
501-45000-5810	Dues/Subscriptions	$ 19.99	$ 19.99	$ 2,000.00	$ 1,980.01
501-45000-5840	CSX Right of Way	$ -	$ -	$ 2,600.00	$ 2,600.00
501-45000-6001	Supplies	$ 4,380.00	$ 4,380.00	$ 29,000.00	$ 24,620.00
501-45000-6008	Fuel	$ -	$ -	$ 2,000.00	$ 2,000.00
501-45000-6010	Mapping	$ -	$ -	$ 1,000.00	$ 1,000.00
501-45000-6011	Uniforms	$ -	$ -	$ 2,000.00	$ 2,000.00
501-45000-6021	Safety Equipment/ Training	$ -	$ -	$ 10,000.00	$ 10,000.00
501-45000-6510	Itron Software Handhelds	$ -	$ -	$ 2,100.00	$ 2,100.00
501-45000-6520	Itron Software Support	$ -	$ -	$ 6,500.00	$ 6,500.00
501-45000-7000	Joint Operations LCWA Connect	$ -	$ -	$ 18,000.00	$ 18,000.00
Capital Improvements					
501-45000-6004	Hydrant Replacement & Maintenance	$ -	$ -	$ 15,000.00	$ 15,000.00
501-45000-8100	Capital Expenditures	$ -	$ -	$ 96,500.00	$ 96,500.00
501-45000-8175	Contractual Services Water Operations	$ 2,810.00	$ 2,810.00	$ 25,000.00	$ 22,190.00
501-45000-9305	Water Line Replacement Project	$ 425.36	$ 425.36	$ 351,022.00	$ 350,596.64
501-93100-2020	ARPA Funding Infrastructure Imp	$ 8,672.28	$ 8,672.28	$ 290,000.00	$ 281,327.72
Debt Service					
501-93000-9240	USDA (WIP)	$ -	$ -	$ 26,012.00	$ 26,012.00
501-45500-9260	USDA WIP Bond Holding	$ -	$ -	$ 2,604.00	$ 2,604.00
Transfers					
501-93100-0501	Water to Sewer for Transfer for Operations	$ -	$ -	$ -	$ 062 -
Total Water Expenses			$ 77,764.12	$ 1,493,508.00	$ 1,415,743.88

As of July 30, 2026

Sewer Fund Revenue (Fund 502)

Account Number	Description	Monthly	YTD	Budget	Variance
502-15010-0001	Interest Earned	$ 1,251.38	$ 1,251.38	$ 18,000.00	$ 16,748.62
502-16001-0002	Sewer Revenue	$ 70,356.30	$ 70,356.30	$ 885,001.00	$ 814,644.70
502-16001-0004	Sewer Connection	$ -	$ -	$ 18,500.00	$ 18,500.00
502-41050-0100	Transfer from General Funds	$ -	$ -	$ 98,561.00	$ 98,561.00
502-41050-0502	Water to Sewer for Transfer for Operations	$ -	$ -	$ -	$ -
502-41050-2026	ARPA Funding General Fund Transfer	$ -	$ -	$ 400,000.00	$ 400,000.00
Total Sewer Revenue		$ 71,607.68	$ 71,607.68	$ 1,420,062.00	$ 1,348,454.32

Sewer Fund Expenses (Fund 502)

Account Number	Description	Monthly	YTD	Budget	Variance
Sewer Salaries and Benefits					
502-45500-1130	Salaries	6637.26	6637.26	$ 121,758.00	$ 115,120.74
502-45500-1145	Overtime	68.34	68.34	$ 1,000.00	$ 931.66
502-45500-2100	FICA	464.77	464.77	$ 9,391.00	$ 8,926.23
502-45500-2210	VRS	330.36	330.36	$ 4,688.00	$ 4,357.64
502-45500-2240	Group Life Insurance	60.46	60.46	$ 755.00	$ 694.54
502-45500-2300	Medical Insurance	1166.23	1166.23	$ 11,431.00	$ 10,264.77
502-45500-2310	Dental Insurance	37.35	37.35	$ 600.00	$ 562.65
Operating Expenses					
502-45500-3310	Repairs/Maintenance Equipment	$ -	$ -	$ 12,500.00	$ 12,500.00
502-45500-3330	Repairs/Maintenance Buildings	$ -	$ -	$ 8,000.00	$ 8,000.00
502-45500-3340	Contractual Services RSTP	$ 61,944.26	$ 61,944.26	$ 465,000.00	$ 403,055.74
502-45500-3345	RSTP Plant Improvements	$ -	$ -	$ 25,000.00	$ 25,000.00
502-45500-5120	Electricity	$ 473.29	$ 473.29	$ 4,000.00	$ 3,526.71
502-45500-5210	Postage/Billing Supplies	$ 180.79	$ 180.79	$ 4,500.00	$ 4,319.21
502-45500-5230	Telephone - Pump Station	$ 187.33	$ 187.33	$ -	$ (187.33)
502-45500-5680	Road Repairs	$ -	$ -	$ 8,000.00	$ 8,000.00
502-45500-5800	Miscellaneous	$ -	$ -	$ 600.00	$ 600.00
502-45500-6001	Supplies	$ 2,012.13	$ 2,012.13	$ 8,000.00	$ 5,987.87
502-45500-6008	Fuel	$ 64.11	$ 64.11	$ 2,000.00	$ 1,935.89
502-45500-6011	Uniforms	$ -	$ -	$ 2,000.00	$ 2,000.00
Capital Improvements					
502-45500-8102	Capital Improvement Sewer	$ -	$ -	$ 131,400.00	$ 131,400.00
502-45500-8175	Contractual Services Sewer Operations	$ 525.00	$ 525.00	$ 30,000.00	$ 30,000.00
502-93100-2026	ARPA Funding Infrastructure Imp	$ -	$ -	$ 400,000.00	$ 400,000.00
Debt Service					
502-45500-9210	Principal 2001 GO Bonds (RD)	$ 5,541.00	$ 5,541.00	$ 66,492.00	$ 60,951.00
502-45500-9230	Principal 2010 GO Bonds (WWTP)	$ 7,839.00	$ 7,839.00	$ 94,068.00	$ 86,229.00
502-45500-9250	Principal 2020 GO Bond (Reline)	$ 740.00	$ 740.00	$ 8,880.00	$ 8,140.00
Total Sewer Expenses		88,271.68	$ 88,271.68	$ 1,420,063.00	$ 1,331,791.32

As of July 30, 2026

Hillcrest Fund Revenue (Fund 702)					
Account Number	Description	Monthly	YTD	Budget	Variance
702-13030-0026	Burial Permits	$ 400.00	$ 400.00	$ 4,000.00	$ 3,600.00
702-13030-0031	Stone Permits	$ -	$ -	$ 1,200.00	$ 1,200.00
702-13030-0050	Columbarium Services	$ -	$ -	$ -	$ -
702-15010-0001	Interest Earned	$ 1,795.60	$ 1,795.60	$ 19,000.00	$ 17,204.40
702-18990-0001	Sales of Lots	$ 5,000.00	$ 5,000.00	$ 14,000.00	$ 9,000.00
702-34105-0001	Transfer from Reserves	$ -	$ -	$ 40,000.00	$ 40,000.00
702-41050-0100	Transfer from General Fund	$ -	$ -	$ 40,189.00	$ 40,189.00
Total Hillcrest Revenue		$ 7,195.60	$ 7,195.60	$ 118,389.00	$ 111,193.40

Hillcrest Fund Expenses (Fund 702)					
Account Number	Description	Monthly	YTD	Budget	Variance
Hillcrest Salaries and Benefits					
702-71400-1130	Salaries - Hillcrest	$ 3,039.19	$ 3,039.19	$ 63,574.00	$ 60,534.81
702-71400-1150	Part Time or Contract Work	$ -	$ -	$ 33,560.00	$ 33,560.00
702-71400-2100	FICA	$ 202.62	$ 202.62	$ 4,863.00	$ 4,660.38
702-71400-2210	VRS	$ 154.17	$ 154.17	$ 2,448.00	$ 2,293.83
702-71400-2240	Group Life Insurance	$ 27.95	$ 27.95	$ 394.00	$ 366.05
702-71400-2300	Medical Insurance	$ 498.28	$ 498.28	$ 5,500.00	$ 5,001.72
702-71400-2310	Dental Insurance	$ 17.08	$ 17.08	$ 500.00	$ 482.92
Hillcrest Operations					
702-71400-3310	Repairs and Maintenance	$ -	$ -	$ 1,000.00	$ 1,000.00
702-71400-5800	Miscellaneous	$ -	$ -	$ 100.00	$ 100.00
702-71400-6001	Supplies	$ -	$ -	$ 150.00	$ 150.00
702-71400-6017	Lights and Flags	$ 21.57	$ 21.57	$ 300.00	$ 278.43
Hillcrest Capital Improvements					
702-71400-8100	Storage Building Maintenance	$ -	$ -	$ 1,000.00	$ 1,000.00
702-71400-8101	Grounds Improvement	$ -	$ -	$ 5,000.00	$ 5,000.00
Total Hillcrest Expenses		3,960.86	$ 3,960.86	$ 118,389.00	$ 114,428.14

GENERAL FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET
Taxes	549,895	1,950	(547,945)	0%
local Taxes	1,636,020	138,768	(1,497,252)	8%
Permits & Other Licenses	3,500	310	(3,190)	9%
Fines & Forfeitures	8,200	48	(8,152)	1%
Other revenue	114,000	10,699	(103,301)	9%
Due From Other Governments	78,500	383		
Transfers From Reserves/Other Funds	824,071	-	(824,071)	0%
TOTAL WATER FUND REVENUE	3,214,186	152,158	(2,983,911)	4.7%

GENERAL FUND EXPENDITURES - BY DEPARTMENT	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET
General Fund Administrative Expenses	1,972,342	90,294	1,882,048	5%
Police Department Expenses	780,456	28,439	752,017	4%
Fire and Rescue Department Expenses	27,000	-	27,000	0%
Street and Sidewalk Expenses	285,498	23,746	261,752	8%
Trash & Recycle Expenses	103,200	7,284	95,916	7%
Ball Park Expenses	6,800	179	6,621	3%
Oakland Cemetery Expenses	38,888	1,845	37,043	5%
TOTAL GENERAL FUND EXPENDITURES	3,214,184	151,787	3,062,397	4.7%

TOTAL - GENERAL FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET
REVENUES	3,214,186	152,158	(3,062,028)	4.7%
EXPENSES	3,214,184	151,787	3,062,397	4.7%
GENERAL FUND NET INCOME		371	-	0.0% DIFFERENCE OF REVENUES LESS EXPENDITURES

WATER FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET
Interest Earned	40,000	3,459	(36,541)	9%
Water Revenue	746,862	65,431	(681,431)	9%
Water Connections	11,400	8,500	(2,900)	75%
Penalty Fees	6,798	600	(6,198)	9%
USDA Loan Proceeds	351,022	-	(351,022)	0%
Transfer From Reserves	47,426	-	(47,426)	0%
ARPA Funding General Fund Transfer	290,000	-	(290,000)	0%
TOTAL WATER FUND REVENUE	1,493,508	77,990	(1,415,518)	5.2%

WATER FUND EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET
WATER SALARIES AND BENEFITS	142,370	-	142,370	0%
WATER OPERATING EXPENSES	545,000	57,945	487,055	11%
CAPITAL IMPROVEMENTS	777,522	11,908	765,614	2%
DEBT SERVICE	28,616	-	28,616	0%
TRANSFERS	-	-	-	0%
TOTAL WATER FUND EXPENDITURES	1,493,508	69,852	1,423,656	4.7%

WATER FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET
REVENUES	1,493,508	77,990	(1,415,518)	5.2%
EXPENSES	1,493,508	69,852	1,423,656	4.7%
WATER FUND		8,138	-	0.5% DIFFERENCE OF REVENUES LESS EXPENDITURES

SEWER FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET
Interest Earned	18,000	1,251	(16,749)	7%
Sewer Revenue	885,001	70,356	(814,645)	8%
Sewer Connection	18,500	-	(18,500)	0%
Transfer from General Funds	98,561	-	(98,561)	0%
Water to Sewer for Transfer for Operations	-	-	-	0%
ARPA Funding General Fund Transfer	400,000	-	(400,000)	0%
SEWER FUND REVENUE	**1,420,062**	**71,608**	**(1,348,454)**	**5%**

SEWER FUND EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET
SEWER SALARIES AND BENEFITS	149,623	8,765	140,858	6%
SEWER OPERATING EXPENSES	539,600	64,862	474,738	12%
CAPITAL IMPROVEMENTS	561,400	525	560,875	0%
DEBT SERVICE	169,440	14,120	155,320	8%
SEWER FUND EXPENDITURES	**1,420,063**	**88,272**	**1,331,791**	**6%**

SEWER FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET
REVENUES	**1,420,062**	**71,608**	**(1,348,454)**	**5.0%**
EXPENSES	**1,420,063**	**88,272**	**1,331,791**	**6.2%**
SEWER FUND		**(16,664)**	**-**	**-1.2% DIFFERENCE OF REVENUES LESS EXPENDITURES**

HILLCREST REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET
Burial Permits	4,000	400	(3,600)	10%
Stone Permits	1,200	-	(1,200)	0%
Columbarium Services	-	-	-	0%
Interest Earned	19,000	1,796	(17,204)	9%
Sales of Lots	14,000	5,000	(9,000)	36%
Transfer from Reserves	40,000	-	(40,000)	0%
Transfer from General Fund	40,189	-	(40,189)	0%
HILLCREST REVENUE	**118,389**	**7,196**	**(111,193)**	**6%**

HILLCREST EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET
HILLCREST SALARIES AND BENEFITS	110,839	3,939	106,900	4%
HILLCREST OPERATIONS	1,550	22	1,528	1%
HILLCREST CAPITAL IMPROVEMENTS	6,000	-	6,000	0%
HILLCREST EXPENDITURES	**118,389**	**3,961**	**114,428**	**3%**

HILLCREST	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET
REVENUES	**118,389**	**7,196**	**(111,193)**	**6.1%**
EXPENSES	**118,389**	**3,961**	**114,428**	**3.3%**
TOTAL HILLCREST		**3,235**	**-**	**2.7% DIFFERENCE OF REVENUES LESS EXPENDITURES**

Subject to Change

Deposit Account Balances

As of July 30, 2026

Institution Name	Treasurer's Fund Account Number	Balance	Maturity Date (if applicable)	Date of Next Interest (if applicable)	Interest Rate (if applicable)
Operating Account (All Funds - General 100, Police Asset Forfeiture 102, Water 501, Sewer 502 and Hillcrest 702)					
Blue Ridge Bank	999 103 0008	$ 1,755,540.63	N/A	N/A	N/A
General Fund (100)					
LGIP	999 105 0001	$ 399,056.30	N/A	Monthly	3.850%
LGIP **(Oakland Cemetery)**	999 105 0002	$ 56,331.92	N/A	Monthly	3.850%
Blue Ridge Bank - Savings Account	999 103 0017	$ 299,329.97	N/A	Quarterly	0.100%
Blue Ridge Bank - Money Market Account	999 103 0009	$ 737,501.86	N/A	Monthly	2.420%
Blue Ridge Bank - PF ARPA Funds MM	999 103 0020	$ 1,859,496.75	N/A	Monthly	2.620%
General Fund - Total		$ 3,351,716.80			
Water Fund (501)					
LGIP	999 105 0003	$ 849,957.31	N/A	Monthly	3.850%
Blue Ridge Bank - Savings Account	999 103 0018	$ 423,710.80	N/A	Monthly	2.070%
Water Fund - Total		$ 1,273,668.11			
Sewer Fund (502)					
LGIP	999 105 0005	$ 389,374.69	N/A	Monthly	3.850%
United Bank - Checking Account	999 108 0006	$ 680.11	N/A	N/A	N/A
Sewer Fund - Total		$ 390,054.80			
Hillcrest Cemetery Fund (702)					
LGIP	999 105 0004	$ 560,507.33	N/A	Monthly	3.834%
Hillcrest Fund - Total		$ 560,507.33			

Total Cash on Deposit (All Institutions)	$ 7,331,487.67

Total Cash on Deposit at Blue Ridge Bank	$ 5,075,580.01
Total Cash on Deposit at United Bank	$ 680.11
Total Cash on Deposit at LGIP	$ 2,255,227.55