

WMPOA 2012 BUDGET

Income

Revenues

40010 · Property Assessment 2011

	2011 Budget	2011 Projection	2012 Budget
40130 · Unimproved Lot Assessment 2011	\$177,240.00	\$175,337.00	\$177,240.00
40120 · Improved Lot Assessment 2011	\$243,705.00	\$243,042.00	\$243,705.00
TOTAL PROPERTY ASSESSMENTS 2011	\$420,945.00	\$418,379.00	\$420,945.00

Prior Years Property Assessments

40019 · Improved Lot Assessment 2010	\$2,532.00	\$3,670.00	\$3,165.00
40029 · Unimproved Lot Assessment 2010	\$2,954.00	\$1,826.00	\$2,110.00
Improved Lot Assessment 2009	\$0.00	\$186.00	
40020 · Unimproved Lot Assessment 2009	\$422.00	\$1,271.00	\$1,266.00
40028 · Unimproved Lot Assessment 2008	\$0.00	\$422.00	
TOTAL PRIOR YEARS PROPERTY ASSESSMENTS	\$5,908.00	\$7,375.00	\$6,541.00

Water Plant Revenue

40141 · Water Assessment 2011	\$163,584.00	\$163,550.00	\$163,584.00
40140 · Water Assessment 2010	\$1,014.00	\$2,490.00	\$1,014.00
40039 · Water Assessment 2009	\$0.00	\$181.00	\$0.00
40400 · Water Meter Charges	\$13,000.00	\$15,603.00	\$14,500.00
Tap On Fee / Water System	\$865.00	\$0.00	\$865.00
TOTAL WATER INCOME	\$178,463.00	\$181,824.00	\$179,963.00

Other Revenue

Cingular Income - Tower Rental	\$8,400.00	\$8,400.00	\$8,400.00
Gate Pass-Leasing	\$1,000.00	\$2,207.00	\$1,500.00
Clubhouse Rental Fees Collected	\$150.00	\$470.00	\$150.00
WMPOA Christmas Party	\$840.00	\$840.00	\$840.00
Impact Fees	\$3,600.00	\$0.00	\$3,600.00
40800 Late Fees,Int & Penalty	\$3,500.00	\$2,474.00	\$2,500.00
Fines & Penalties	\$0.00	\$2,400.00	
WMPOA Shirt Sales	\$300.00	\$90.00	\$100.00
Camp Ground Rental	\$400.00	\$90.00	\$100.00
Miscellaneous Income - Other	\$3,300.00	\$3,201.00	\$3,000.00
Newsletter Advertisement	\$1,000.00	\$620.00	\$600.00
Insurance Reimbursements		\$2,457.00	
Total Other Revenue	\$22,490.00	\$23,249.00	\$20,790.00

Total Revenues **\$627,806.00** **\$630,827.00** **\$628,239.00**

Interest Earned

Operating Account Interest	\$825.00	\$1,744.00	\$1,744.00
Builder' Bond Account Interest	\$75.00	\$17.00	\$15.00
Capital Reserve Fund Interest	\$3,100.00	\$409.00	\$400.00
Total Interest Earned	\$4,000.00	\$2,170.00	\$2,159.00

TOTAL INCOME **\$631,806.00** **\$632,997.00** **\$630,398.00**

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	2011 Budget	2011 Projection	2012 Budget
EXPENSES			
Access Control			
Misc	600.00	950.00	\$ 950.00
Uniforms	250.00	-	\$ 125.00
Gate Supplies	5,000.00	3,000.00	\$ 3,000.00
Gate Device Refunds	250.00	340.00	\$ 300.00
Vandalism	0.00	-	
Gate System - Other	1,500.00	3,200.00	\$ 3,200.00
Total Access Control	7,600.00	7,490.00	7,575.00
Audit & Accounting			
	1,525.00	1,525.00	\$ 1,525.00
Bank Charges			
Safe Deposit Box Fee	55.00	55.00	\$ 55.00
Total Bank Charges	55.00	55.00	\$ 55.00
Education/Conference Expenses			
	4,000.00	1,248.00	\$ 2,000.00
Electricity			
Access Control	3,000.00	3,000.00	\$ 3,000.00
Maintenance Bldg	1,200.00	1,200.00	\$ 1,200.00
Recreation Areas & Sign	5,800.00	5,800.00	\$ 5,800.00
Water Plant	22,200.00	22,200.00	\$ 12,700.00
Total Electricity	32,200.00	32,200.00	22,700.00
Garbage Pick-Up			
	9,000.00	8,200.00	\$ 8,200.00
Propane			
Access Control	500.00	500.00	\$ 500.00
Clubhouse	2,000.00	2,000.00	\$ 2,000.00
Maintenance Bldg	500.00	500.00	\$ 500.00
Water Plant	3,000.00	2,400.00	\$ 2,400.00
Total Propane	6,000.00	5,400.00	\$ 5,400.00
Telephone			
Access Control	1,700.00	1,700.00	\$ 1,700.00
Maintenance Bldg	4,300.00	4,000.00	\$ 4,000.00
Water Plant	4,700.00	3,200.00	\$ 3,200.00
Total Telephone	10,700.00	8,900.00	\$ 8,900.00
Insurance			
Directors Liability	1,700.00	1,700.00	\$ 1,700.00
Workman's Compensation	8,000.00	8,000.00	\$ 8,000.00
Property/Auto/Other	21,000.00	21,000.00	\$ 21,000.00
Total Insurance	30,700.00	30,700.00	30,700.00
Interest			
LINE OF CREDIT INTREST	5,000.00	0.00	\$ -
Total Interest	5,000.00	0.00	\$ -
Legal & Collections			
	5,000.00	13,815.00	\$ 12,000.00
Maintenance			
Equipment Maintenance & Repair	6,000.00	6,000.00	\$ 6,000.00
Gas, Diesel, Oil	8,000.00	8,000.00	\$ 8,000.00
Maint.Bldg - Misc Repairs&Srvs	2,000.00	1,200.00	\$ 1,500.00
Maintenance Supplies	5,000.00	2,500.00	\$ 2,500.00
Truck Maintenance and Repair	3,500.00	2,000.00	\$ 3,500.00
Uniforms	4,500.00	4,500.00	\$ 4,108.00
Maintenance Bldg - Other	1,500.00	0.00	\$ -
Total Maintenance	30,500.00	24,200.00	25,608.00
Recreation Areas			
Supplies - Beautification Comm	1,000.00	500.00	\$ 1,000.00
Chlorine/Chemicals	6,500.00	4,000.00	\$ 5,500.00

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	2011 Budget	2011 Projection	2012 Budget
Cleaning Supplies	100.00	100.00	\$ 100.00
Clubhouse Improvements	500.00	100.00	\$ 500.00
Clubhouse Repairs & Maintenance	1,000.00	1,500.00	\$ 1,000.00
Pool Repairs and Misc Exp	3,500.00	2,800.00	\$ 3,000.00
Pool Opening Dinner	300.00	342.00	\$ 300.00
Rec. Area - Other Expenses	1,000.00	700.00	\$ 1,000.00
Supplies - Recreation Committee	300.00	300.00	\$ 300.00
WMPOA Christmas Party	2,000.00	2,000.00	\$ 2,000.00
Total Recreation Areas	16,200.00	12,342.00	14,700.00
Office Expenses			
Office - Equipment & Repair	3,500.00	2,200.00	\$ 2,500.00
Office Supplies	2,500.00	2,500.00	\$ 2,500.00
Postage	1,000.00	1,000.00	\$ 1,000.00
Total Office Expenses	7,000.00	5,700.00	6,000.00
77500 Water Sys Oper & Maint.			
Water Plant - Postage	2,400.00	1,850.00	\$ 1,850.00
77500 Water Sys Oper & Maint. - Other	35,000.00	22,000.00	\$ 11,400.00
Water Purchase from GEWSA	0.00	0.00	\$ 93,600.00
Total 77500 Water Sys Oper & Maint.	37,400.00	23,850.00	106,850.00
Newsletter - Mountaineer			
Newsletter Postage	1,200.00	1,200.00	\$ 1,200.00
Newsletter - Printing	2,200.00	1,600.00	\$ 1,600.00
Newsletter - Supplies	700.00	100.00	\$ 200.00
Total Newsletter - Mountaineer	4,100.00	2,900.00	3,000.00
Memberships/Dues	300.00	300.00	\$ 300.00
Printing			
Printing - Other	250.00	250.00	\$ 250.00
Total Printing	250.00	250.00	\$ 250.00
Roads	20,000.00	20,000.00	\$ 20,000.00
Tax Obligations			
1120-H & Form 600 Tax	3,500.00	2,500.00	\$ 2,500.00
Property Taxes	1,800.00	1,800.00	\$ 1,800.00
AutoTags and License Fees	400.00	400.00	\$ 400.00
Total Tax Obligations	5,700.00	4,700.00	\$ 4,700.00
Payroll			
Access Control	26,500.00	26,500.00	\$ 26,500.00
Administrative	33,470.00	34,916.00	\$ 34,000.00
Contract Labor- Administration	130.00	128.00	\$ 128.00
Maintenance	118,400.00	124,363.00	\$ 109,411.00
Water Plant	82,300.00	87,443.00	\$ 37,600.00
Overtime Paid	5,000.00	2,200.00	\$ 1,800.00
Payroll - Miscellaneous	300.00	100.00	\$ 300.00
Total Payroll	266,100.00	275,650.00	\$ 209,739.00
5% Contingency			\$ 10,487.00
Total Payroll w/Contingency			\$ 220,226.00
6560 - Payroll Expenses			
Payroll taxes			
FICA	24,000.00	22,000.00	\$ 19,905.00
FUTA	1,100.00	1,100.00	\$ 800.00
SUTA	500.00	1,000.00	\$ 700.00
Total Payroll taxes	25,600.00	24,100.00	21,405.00
Miscellaneous Expense			
WMPOA Shirts and Hat	300.00	167.00	\$ 200.00
Pest Control Service	1,200.00	1,110.00	\$ 1,110.00
Donations	250.00	0.00	\$ -
Flowers	250.00	250.00	\$ 250.00

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	2011 Budget	2011 Projection	2012 Budget
Signs	300.00	300.00	\$ 300.00
Supplies - Paper Goods	100.00	0.00	
Miscellaneous Expenses - Other	1,650.00	1,200.00	\$ 1,200.00
Total Miscellaneous Expense	4,050.00	3,027.00	3,060.00
TOTAL EXPENSE	528,980.00	506,552.00	525,154.00
TOTAL INCOME	631,806.00	632,997.00	630,398.00
Budget Surplus for Capital Improvements	102,826.00	126,445.00	105,244.00
Capital Expenses			
FireWise	7,632.00	4,340.00	\$ 3,500.00
Gilmer Ellijay Water Sewer Auth. Tap on Expense	0.00	57,331.00	\$ -
Water Plant Capital Expenditure		2,800.00	
Pool and Recreation Renovation		4,324.00	\$ 1,000.00
Maintenance Bldg Improvements		2,527.00	
*Lake Dawka Syphon System	100,000.00		
Total Capital Expenses	107,632.00	66,982.00	
BUDGET SURPLUS AFTER CAPITAL EXPENSE		59,463.00	

*With replenishing our savings w/the surplus this year and what we have in savings we will have the 100k for the dam so will not have to take from 2012 surplus.