

WMPOA Proposed 2011 Budget

	2010 Budget	2010 Projection	2011 Budget
Income			
Revenues			
40010 - Property Assessment 2010			
40130 - Unimproved Lot Assessment 2010	181,882.00	180,263	\$ 177,240.00
40120 - Improved Lot Assessment 2010	239,907.00	242,057	\$ 243,705.00
TOTAL PROPERTY ASSESSMENTS 2010	421,789.00	422,319.59	\$ 420,945.00
Prior Years Property Assessments			
40019 - Improved Lot Assessment 2009/2010	1,266.00	2910.91	\$ 2,532.00
40029 - Unimproved Lot Assessment 2009	3,882.00	5,851.03	\$ 2,954.00
40027 - Unimproved Lot Assessment 2007	0.00	422	
40028 - Unimproved Lot Assessment 2008	0.00	509.05	
40026 - Unimproved Lot Assessment 2006	0.00	384	
2007 Special Assessment	0.00	100	
TOTAL PRIOR YEARS PROPERTY ASSESSMENTS	5,148.00	10,176.99	\$ 5,486.00
Water Plant Revenue			
40140 - Water Assessment 2010	161,454.00	162,678.66	\$ 163,584.00
40039 - Water Assessment 2009	852.00	1959.03	\$ 1,014.00
40400 -Water Meter Charges	13,000.00	13,000	\$ 13,000.00
Tap On Fee / Water System	700.00	2,593.00	\$ 865.00
TOTAL WATER INCOME	176,006.00	180,230.69	\$ 178,463.00
Other Revenue			
Cingular Income - Tower Rental	5,590.00	9,450	\$ 8,400.00
Gate Pass-Leasing	1,000.00	1,500.00	\$ 1,000.00
Clubhouse Rental Fees Collected	500.00	150	\$ 150.00
Impact Fees	7,200.00	10800	\$ 3,600.00
40800 Late Fees,Int & Penalty	3,500.00	3,500	\$ 3,500.00
WMPOA Shirt Sales	300.00	300	\$ 300.00
Camp Ground Rental	400.00	400	\$ 400.00
Miscellaneous Income - Other	3,300.00	3,300	\$ 3,300.00
Newsletter Advertisement	1,000.00	1,000	\$ 1,000.00
Insurance Reimbursements		455	
Total Other Revenue	22,790.00	30,855	\$ 21,650.00
Total Revenues	625,733.00	643,582.27	626,544.00
Interest Earned			
Operating Account Interest	5,000.00	3,100.00	3,100.00
Builder' Bond Account Interest		75.00	75.00

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Capital Reserve Fund Interest	500.00	825.00	825.00
Total Interest Earned	<u>5,500.00</u>	<u>4,000.00</u>	<u>4,000.00</u>
TOTAL INCOME	<u>631,233.00</u>	<u>647,582.27</u>	<u>630,544.00</u>
Expense			
Access Control			
Misc	1,000.00	600	\$ 600.00
Uniforms	250.00	250	\$ 250.00
Gate Supplies	5,000.00	3,510	\$ 5,000.00
Gate Device Refunds	250.00	250	\$ 250.00
Vandalism		-266	
Gate System - Other	1,500.00	4,700	\$ 1,500.00
Total Access Control	<u>8,000.00</u>	<u>9,044.00</u>	<u>7,600.00</u>
Audit & Accounting	500.00	1,525.00	\$ 1,525.00
Bank Charges			
Safe Deposit Box Fee	40.00	55.00	\$ 55.00
Bank Charges - Other	100.00	207.00	\$ -
Total Bank Charges	<u>140.00</u>	<u>262.00</u>	<u>\$ 55.00</u>
Education/Conference Expenses	4,000.00	4,000.00	\$ 4,000.00
Electricity			
Access Control	3,000.00	3,000.00	\$ 3,000.00
Maintenance Bldg	1,200.00	1,200.00	\$ 1,200.00
Rcrtn Areas& Sign	5,800.00	5,800.00	\$ 5,800.00
Water Plant	22,200.00	22,200.00	\$ 22,200.00
Total Electricity	<u>32,200.00</u>	<u>32,200.00</u>	<u>32,200.00</u>
Garbage Pick-Up	10,500.00	9,000.00	\$ 9,000.00
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	3,000.00	\$ 3,000.00
Total Propane	<u>6,000.00</u>	<u>6,000.00</u>	<u>\$ 6,000.00</u>
Telephone			
Access Control	1,700.00	1,700.00	\$ 1,700.00
Maintenance Bldg	4,300.00	4,300.00	\$ 4,300.00
Water Plant	4,700.00	4,700.00	\$ 4,700.00
Total Telephone	<u>10,700.00</u>	<u>10,700.00</u>	<u>\$ 10,700.00</u>
Insurance			

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Directors Liability	1,700.00	1,700.00	\$ 1,700.00
Workman's Compensation	8,000.00	8,000.00	\$ 8,000.00
Vehicle/Auto/Other	<u>23,000.00</u>	<u>23,000.00</u>	<u>\$ 21,000.00</u>
Total Insurance	32,700.00	32,700.00	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	10,550.00	\$ 5,000.00
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	2,000.00	\$ 2,000.00
Maintenance Supplies	5,000.00	5,000.00	\$ 5,000.00
Truck Maintenance and Repair	3,500.00	3,500.00	\$ 3,500.00
Uniforms	7,500.00	4,500.00	\$ 4,500.00
Maintenance Bldg - Other	1,500.00	1,500.00	\$ 1,500.00
Total Maintenance	33,500.00	30,500.00	30,500.00
Recreation Areas			
Supplies - Beautification Comm	1,000.00	2,030.56	\$ 1,000.00
Chlorine/Chemicals	4,500.00	6,500.00	\$ 6,500.00
Cleaning Supplies	100.00	0.00	\$ 100.00
Clubhouse Improvements	500.00	0.00	\$ 500.00
Clubhouse Repairs & Maintenance	1,000.00	350.00	\$ 1,000.00
Pool Repairs and Misc Exp	3,500.00	2,300.00	\$ 3,500.00
Pool Opening Dinner	300.00	420.00	\$ 300.00
Rec. Area - Other Expenses	1,000.00	1,220.00	\$ 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	14,200.00	15,120.56	16,200.00
Office Expenses			
Office - Equipment & Repair	3,500.00	3,500.00	\$ 3,500.00
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	7,000.00	7,000.00
77500 Water Sys Oper & Maint.			
Water Plant - Postage	2,400.00	2,400.00	\$ 2,400.00
77500 Water Sys Oper & Maint. - Other	35,000.00	35,000.00	\$ 35,500.00
Total 77500 Water Sys Oper & Maint.	37,400.00	37,400.00	37,900.00
Newsletter - Mountaineer			
Newsletter Postage	1,200.00	1,200.00	\$ 1,200.00
Newsletter - Printing	2,200.00	2,200.00	\$ 2,200.00
Newsletter - Supplies	700.00	700.00	\$ 700.00

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Total Newsletter - Mountaineer	4,100.00	4,100.00	4,100.00
Memberships/Dues	300.00	0.00	\$ 300.00
Printing			
Printing - Other	500.00	250.00	\$ 250.00
Total Printing	500.00	250.00	\$ 250.00
Roads	20,000.00	20,000.00	\$ 20,000.00
Tax Obligations			
1120-H & Form 600 Tax	2,600.00	3,500.00	\$ 3,500.00
Property Taxes	2,000.00	2,000.00	\$ 2,000.00
AutoTags and License Fees	200.00	200.00	\$ 200.00
Total Tax Obligations	4,800.00	5,700.00	\$ 5,700.00
Payroll			
Access Control	26,500.00	26,500.00	\$ 26,500.00
Administrative	33,470.00	33,470.00	\$ 33,470.00
Contract Labor- Administration	130.00	130.00	\$ 130.00
Maintenance	118,400.00	118,400.00	\$ 129,470.00
Water Plant	82,300.00	90,800.00	\$ 82,430.00
Overtime Paid	5,000.00	5,800.00	\$ 5,000.00
Payroll - Miscellaneous		2,200.00	\$ 300.00
Total Payroll	265,800.00	277,300.00	\$ 277,300.00
6560 - Payroll Expenses		1,500.00	
Payroll taxes			
FICA	20,000.00	20,000.00	\$ 24,000.00
FUTA	1,100.00	1,100.00	\$ 1,600.00
SUTA	500.00	500.00	\$ 500.00
Total Payroll taxes	21,600.00	21,600.00	26,100.00
Miscellaneous Expense			
WMPOA Shirts and Hat	600.00	300.00	\$ 300.00
Pest Control Service	1,200.00	1,200.00	\$ 1,200.00
Donations	500.00	0.00	\$ -
Flowers	500.00	0.00	\$ 250.00
Signs	400.00	300.00	\$ 300.00
Supplies - Paper Goods	100.00	0.00	
Miscellaneous Expenses - Other	700.00	2,200.00	\$ 1,650.00
Total Miscellaneous Expense	4,000.00	4,000.00	3,700.00
TOTAL EXPENSE	527,940.00	540,451.56	535,830.00
TOTAL INCOME	631,233.00	647,582.27	630,544.00
Budget Surplus for Capital Improvements	103,293.00	107,130.71	99,459.71
Capital Expenses			

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Water Plant Capital Expenditure		34,853.00	
Pool and Recreation Renovation		40,000.00	
Tennis Courts		6,950.00	
6999 - Firewise Hemlock Treatment		7,632.00	
Equipment Replacement Fund		12,950.00	
Lake Dawka Syphon System			100,000.00
Total Capital Expenses		102,385.00	100,000.00
BUDGET SURPLUS AFTER CAPITAL EXPENSE		4,745.71	