

WTMC Proposed Budget for 2024

	2023 Budget	%	2024 Budget
INCOME			
HOA Dues	\$632,875.00	2%	\$648,125.00
Capital Assessment	\$152,500.00	-100%	\$0.00
Bank Interest Income	\$0.00	100%	\$200.00
Cabana Rentals	\$1,500.00	0%	\$1,500.00
Donations	\$0.00	0%	\$0.00
HV Road Dues	\$8,000.00	0%	\$8,000.00
TOTAL INCOME	\$ 794,875.00	-21%	\$ 657,825.00

	2023 Budget	%	2024 Budget
CAPITAL & RESERVE			
Reserve Account Fund	\$87,000.00	-74%	\$100,000.00
Capital Assessment	\$152,500.00	-100%	\$0.00
TOTAL CAPITAL & RESERVE	\$ 239,500.00	-140%	\$ 100,000.00

	2023 Budget	%	2024 Budget
EXPENSES			
PAYROLL			
Office Manager	\$55,780.00	7%	\$59,787.00
Office Assistant	\$34,320.00	5%	\$36,036.00
Facilities Coordinator	\$63,860.00	-6%	\$60,000.00
AFM/Park Manager	\$53,560.00	-100%	\$0.00
Park Attendants	\$80,000.00	-6%	\$75,000.00
Payroll Tax Burden	\$24,947.26	-5%	\$23,776.00
TOTAL PAYROLL	\$ 312,467.26	-23%	\$ 254,599.00

	2023 Budget	%	2024 Budget
PARK UTILITIES/EXPENSES			
Water	\$9,500.00	0%	\$9,500.00
Garbage	\$4,480.00	0%	\$4,480.00
Electricity	\$810.00	0%	\$810.00
Porta-Potties	\$4,500.00	-30%	\$3,150.00
Gate Phone + Internet	\$3,538.76	0%	\$3,540.00
PSE Street Lights Power Bill	\$11,852.40	1%	\$12,000.00
Facility Supplies & Maintenance	\$15,173.97	-33%	\$10,100.00
PARK TOTAL	\$ 49,855.13	-14%	\$ 43,580.00

	2023 Budget	%	2024 Budget
OFFICE EXPENSES			
Rent	\$14,028.00	9%	\$15,265.00
Bank Charges	\$300.00	0%	\$300.00
Postage	\$1,300.00	100%	\$2,600.00
Office Supplies	\$4,000.00	50%	\$6,000.00
PO Box	\$365.00	-100%	\$0.00
Phone + Internet	\$3,450.00	-2%	\$3,385.00
IT Equipment	\$1,000.00	-100%	\$0.00
Mileage Reimbursement	\$900.00	-72%	\$250.00
Annual Meeting	\$2,000.00	61%	\$3,215.00
TOTAL ADMINISTRATION	\$ 27,343.00	12%	\$ 31,015.00

	2023 Budget	%	2024 Budget
MISCELLANEOUS			
Other Operator Exp	\$500.00	-100%	\$0.00
Contingency Fund	\$1,000.00	-100%	\$0.00
TOTAL MISCELLANEOUS	\$ 1,500.00	-100%	\$ -

	2023 Budget	%	2024 Budget
EVENTS/PROJECTS			
Fireworks	\$1,500.00	0%	\$1,500.00
Staff Appreciation	\$500.00	0%	\$500.00
Community Events	\$2,500.00	20%	\$3,000.00
1st Aid Training	\$200.00	-100%	\$0.00
TOTAL EVENTS/PROJECTS	\$ 4,700.00	6%	\$ 5,000.00

Proposed 2024 Dues:	\$	425.00
Payment DUE by 3/1/2024		

	2023 Budget	%	2024 Budget
OUTSIDE SERVICES			
Vehicle & Park Equip. Maintenance	\$2,500.00	-24%	\$1,900.00
Park Equipment Maintenance	\$400.00	-100%	\$0.00
HV Road Maintenance	\$8,000.00	0%	\$8,000.00
WTMC Road Maintenance	\$6,000.00	-25%	\$4,500.00
New Street Light Install	\$1,000.00	0%	\$1,000.00
Parks Ground Maintenance	\$18,000.00	181%	\$50,500.00
Greenbelt Planning & Maintenance	\$30,000.00	67%	\$50,000.00
Arborist	\$1,000.00	-100%	\$0.00
Security\Sheriff	\$0.00	100%	\$8,500.00
Accountant	\$6,000.00	8%	\$6,500.00
Reserve Study Firm	\$2,380.00	0%	\$2,380.00
Tax Preparation	\$800.00	25%	\$1,000.00
Annual Audit	\$10,000.00	0%	\$10,000.00
Office Equip. Maintenance Contract	\$1,400.00	7%	\$1,500.00
Attorney - Board	\$0.00	100%	\$7,000.00
Attorney - Collections	\$15,000.00	-27%	\$11,000.00
Lein Fees	\$5,000.00	0%	\$5,000.00
IT Services	\$2,400.00	0%	\$2,400.00
Back Ground Checks	\$400.00	0%	\$400.00
TOTAL OUTSIDE SERVICES	\$ 110,280.00	36%	\$ 171,580.00

	2023 Budget	%	2024 Budget
TAXES AND INSURANCE			
Taxes	\$300.00	0%	\$300.00
Property taxes	\$0.00	100%	\$80.00
Liability Insurance	\$26,848.00	9%	\$29,230.00
Directors Insurance	\$6,000.00	2%	\$6,131.00
501c3 Permit	\$120.00	0%	\$120.00
Auto Insurance	\$5,136.00	-28%	\$3,710.00
TOTAL TAXES & INSURANCE	\$ 38,404.00	3%	\$ 39,571.00

	2023 Budget	%	2024 Budget
DUES AND SUBSCRIPTIONS			
LTCC Contribution	\$1,500.00	0%	\$1,500.00
CAI Membership	\$305.00	0%	\$305.00
Board Training	\$700.00	0%	\$700.00
Staff Training	\$750.00	0%	\$750.00
Website	\$950.00	0%	\$950.00
Software Licenses	\$3,597.43	130%	\$8,275.00
TOTAL DUES & SUBS.	\$7,802.43	37%	\$ 12,480.00

TOTAL CAPITAL, RESERVE & EXPENSES	\$ 791,851.82	-20%	\$ 657,825.00
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BUDGET SURPLUS/DEFICIT	\$1,523.18	\$	0.00
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Proposed 2024 Dues: \$425.00

Currently 57 homes are behind for this years dues. That is less that 5% of our community. That is a 90% improvement over last year!!

The highlighted line items were not included as line items in 2023 Budget but were apart of the 2023 budget. Adding them into the budget as line items makes the budget more clear and transparent.

There are other line items that were combined, e.g., Phone+Internet. If there are any questions please attend one of the Budget Committee meetings between now and the Annual meeting. They will be announced on the website & Facebook page.