

2026 WCPOA Budget - ratified on 12/12/2025

OPERATING ACCOUNT BALANCE JANUARY 1, 2026 estimate	\$ 10,000
CAPITAL IMPROVEMENT RESERVE FUND JANUARY 1, 2026 estimate	\$ 146,780
GENERAL RESERVE FUND JANUARY 1, 2026 - estimate	\$ 70,000
TOTAL RESERVES JANUARY 1, 2026 estimate	\$ 226,780

INCOME	2025 BUDGET	2025 ESTIMATE	2026 BUDGET	
Ordinary Income				
Maintenance Fees	55,480	55,480	60,906	Note 1
Water Fees	43,000	44,066	44,000	Note 2
Total Ordinary Income	98,480	99,546	104,906	
Interest Income	6,000	4,500	2,200	
Special Assessments	76,000	76,000	152,000	Note 3
TOTAL INCOME	180,480	180,046	259,106	
EXPENSES				
Ordinary Expenses				
General				
Insurance	7,450	8,374	8,374	Note 4
Legal, Accounting, Professional	7,200	7,200	7,200	
Miscellaneous	250	250	250	
Office Supplies	400	400	400	
Payroll Expenses	28,000	20,500	26,000	
Website	100		100	
Taxes & Fees	2,200	2,184	2,200	
Maintenance				
Road Maintenance	31,330	31,330	31,900	
Snow Plowing	7,600	11,622	9,100	Note 5
Weed Control	4,200	4,112	4,112	
Water System Operating				
Mileage	200	50	150	
Electricity	4,100	4,250	4,500	
Water System Repairs	1,850	500	1,000	
Water System Maintenance	2,000	775	2,000	
Water System Management	7,500	7,500	7,620	
Total Ordinary Expenses	104,380	99,047	104,906	
Water System Capital Improvements	60,000	9,000	294,000	Note 6
TOTAL EXPENSES	164,380	108,047	398,906	
NET ORDINARY INCOME (ORD INC LESS ORD EXP)	(5,900)	499	-	
NET TOTAL INCOME (TOTAL INC LESS TOTAL EXP)	16,100	71,999	(139,800)	Note 7

NOTES

- Maintenance fees increase to \$835 from \$760 - 10% increase.
- Water base rate unchanged at \$648. Fees for daily usage above 500 GPD will increase by \$.10/gallon.
\$.34/gallon for 500 GPD to 1500 GPD. \$.46/gallon above 1500 GPD
- \$2000 per property to be collected \$1000 in January and \$1000 in July
- Insurance premiums have increased by 12%
- Snow plowing amount is based on a heavy snow year like '22-'23 - 16% increase
- No capital improvements were made in 2025. \$9000 was spent for Engineering Design of future work.
\$294,000 is the estimate for replacement of transmission lines from lower Green Meadow to Reservoir.
- \$139,800 will be withdrawn from capital reserves in addition to the \$152,000 special assessment to cover water system replacement costs.