

## 2024 WCPOA Budget - Approved by Members on 12/31/23

OPERATING ACCOUNT BALANCE JANUARY 1, 2024 estimate	\$	10,000		
CAPITAL IMPROVEMENT RESERVE FUND JANUARY 1, 2024	\$	116,400		
EMPLOYEE BONUS FUND JANUARY 1, 2024	\$	5,000		
GENERAL RESERVE FUND JANUARY 1, 2024	\$	66,021		
TOTAL RESERVES JANUARY 1, 2024 estimate	\$	197,421		
	2023 BUDGET	2023 ESTIMATE	VARIANCE	2024 BUDGET
<b>INCOME</b>				
<b>Ordinary Income</b>				
Interest Income	64	300	236	6,100
Late Fees & Finance Charges	2,200	4,000	1,800	-
Maintenance Fees	40,425	40,975	550	55,871
Water Fees	41,706	41,706	-	41,706
Other Income	400	200	(200)	-
<b>Total Ordinary Income</b>	<b>84,795</b>	<b>87,181</b>	<b>2,386</b>	<b>103,677</b>
<b>Extraordinary Income</b>				
Water Meter Connection	6,480	-	(6,480)	-
Special Assessments	154,000	152,000	(2,000)	76,000
<b>Total Extraordinary Income</b>	<b>160,480</b>	<b>152,000</b>	<b>(8,480)</b>	<b>76,000</b>
<b>TOTAL INCOME</b>	<b>245,275</b>	<b>239,181</b>	<b>(6,094)</b>	<b>179,677</b>
<b>EXPENSES</b>				
<b>Ordinary Expenses</b>				
<b>General</b>				
Insurance	7,350	7,160	(190)	7,450
Legal, Accounting, Professional	5,400	6,127	727	6,127
Miscellaneous	500	250	(250)	250
Office Supplies	400	400	-	400
Website	150	300	150	300
Taxes & Fees	1,950	1,883	(67)	1,950
<b>Maintenance</b>				
Payroll Expense 20%	6,750	6,439	(311)	7,020
Community Park	100	-	(100)	100
Road Maintenance	14,000	28,185	14,185	31,000
Snow Plowing	8,500	6,044	(2,456)	9,100
Weed Control	-	-	-	1,600
Other Maintenance	-	94	94	-
<b>Water System Operating</b>				
Payroll Expense 80%	27,000	25,757	(1,243)	28,080
Mileage	100	200	100	200
Electricity	5,400	4,567	(833)	5,400
Water System - Repairs	4,000	1,000	(3,000)	2,000
Water System - Maintenance	3,000	2,500	(500)	2,600
Water System - Other	100	20	(80)	100
<b>Total Ordinary Expenses</b>	<b>84,700</b>	<b>90,926</b>	<b>6,226</b>	<b>103,677</b>
Water System Capital Improvements	20,000	35,600	15,600	60,000
Employee Bonus	-	-	-	2,500
Other	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>104,700</b>	<b>126,526</b>	<b>21,826</b>	<b>166,177</b>
<b>NET ORDINARY INCOME (ORD INC LESS ORD EXP)</b>	<b>95</b>	<b>(3,745)</b>	<b>(3,840)</b>	<b>-</b>
<b>NET TOTAL INCOME (TOTAL INC LESS TOTAL EXP)</b>	<b>140,575</b>	<b>112,655</b>	<b>(27,920)</b>	<b>13,500</b>