

2017 WCPOA BUDGET - **AS OF December 31, 2017**

OPERATING ACCOUNT BALANCE JANUARY 1, 2017		\$26,770		
CAPITAL IMPROVEMENT RESERVE FUND JANUARY 1, 2017		\$32,864		
RAINY DAY FUND JANUARY 1, 2017		\$3,015		
TOTAL RESERVES JANUARY 1, 2017		\$62,649	(see note A below)	
	TOTAL YR	TOTAL YR	VARIANCE	TOTAL YR
	BUDGET	ACTUAL		BUDGET
<b>INCOME</b>				
Ordinary Income				
Interest Income	\$60	\$123	\$63	\$60
Late Fees & Finance Charges	\$0	\$150	\$150	\$0
Maintenance Fees	\$30,433	\$30,388	-\$45	\$30,433
Water Fees	\$30,400	\$27,928	-\$2,472	\$30,400
Other Income	\$0	\$0	\$0	\$0
Total Ordinary Income	\$60,893	\$58,589	-\$2,304	\$60,893
Water Meter Connection	\$4,800	\$14,400	\$9,600	\$4,800
Special Assessments	\$0	\$0	\$0	\$0
Total Extraordinary Income	\$4,800	\$14,400	\$9,600	\$4,800
TOTAL INCOME	\$65,693	\$72,989	\$7,296	\$65,693
<b>EXPENSES</b>				
Ordinary Expenses				
General				
Insurance	\$3,150	\$3,280	\$130	\$3,150
Legal, Accounting, Professiona	\$1,800	\$2,740	\$940	\$1,800
Miscellaneous	\$100	\$0	-\$100	\$100
Office Supplies	\$350	\$222	-\$128	\$350
Website	\$250	\$44	-\$206	\$250
Taxes & Fees	\$250	\$66	-\$184	\$250
Maintenance				
Payroll Expense 20%	\$5,220	\$5,402	\$182	\$5,220
Community Park	\$0	\$0	\$0	\$0
Road Maintenance	\$18,000	\$9,616	-\$8,384	\$18,000
Snow Plowing	\$6,000	\$5,555	-\$445	\$6,000
Other Maintenance	\$0	\$0	\$0	\$0
Water System Operating				
Payroll Expense 80%	\$20,880	\$21,607	\$727	\$20,880
Mileage	\$900	\$1,299	\$399	\$900
Electricity	\$3,700	\$3,386	-\$314	\$3,700
Water System - Maintenance/I	\$5,000	\$6,222	\$1,222	\$5,000
Water System - Other	\$0	\$544	\$544	\$0
Total Ordinary Expenses	\$65,600	\$59,983	-\$5,617	\$65,600
Water System Capital Improvements	\$10,000	\$2,248	-\$7,752	\$10,000
Other	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$75,600	\$62,231	-\$13,369	\$75,600
NET ORDINARY INCOME (ORD INC LESS ORD EXP)	-\$4,707	-\$1,394	\$3,313	-\$4,707
NET TOTAL INCOME (TOTAL INC LESS TOTAL EXP)	-\$9,907	\$10,758	\$20,665	-\$9,907
NET OPERATING ACCOUNT BALANCE 12/31/17	\$19,019	\$22,332	\$3,313	
NET CAPITAL RESERVE FUND 12/31/17	\$27,664	\$45,016	\$17,352	
RAINY DAY FUND BALANCE 12/31/17	\$6,059	\$6,059	\$0	
NET TOTAL RESERVES 12/31/17	\$52,742	\$73,407	\$20,665 (see Note B below)	

Note A: Total Reserves as of 01/01/17 above do not include \$2000.00 in building deposits

Note B: Actual Net Total Reserves as of 12/31/17 above do not include \$12000.00 in building deposits