

# WMPOA 2012 BUDGET

## Income

### Revenues

#### 40010 · Property Assessment 2011

	2011 Budget	2011 Projection	2012 Budget
40130 · Unimproved Lot Assessment 2011	\$177,240.00	\$175,337.00	\$177,240.00
40120 · Improved Lot Assessment 2011	\$243,705.00	\$243,042.00	\$243,705.00
<b>TOTAL PROPERTY ASSESSMENTS 2011</b>	<b>\$420,945.00</b>	<b>\$418,379.00</b>	<b>\$420,945.00</b>

#### Prior Years Property Assessments

40019 · Improved Lot Assessment 2010	\$2,532.00	\$3,670.00	\$3,165.00
40029 · Unimproved Lot Assessment 2010	\$2,954.00	\$1,826.00	\$2,110.00
Improved Lot Assessment 2009	\$0.00	\$186.00	
40020 · Unimproved Lot Assessment 2009	\$422.00	\$1,271.00	\$1,266.00
40028 · Unimproved Lot Assessment 2008	\$0.00	\$422.00	
<b>TOTAL PRIOR YEARS PROPERTY ASSESSMENTS</b>	<b>\$5,908.00</b>	<b>\$7,375.00</b>	<b>\$6,541.00</b>

#### Water Plant Revenue

40141 · Water Assessment 2011	\$163,584.00	\$163,550.00	\$163,584.00
40140 · Water Assessment 2010	\$1,014.00	\$2,490.00	\$1,014.00
40039 · Water Assessment 2009	\$0.00	\$181.00	\$0.00
40400 · Water Meter Charges	\$13,000.00	\$15,603.00	\$14,500.00
Tap On Fee / Water System	\$865.00	\$0.00	\$865.00
<b>TOTAL WATER INCOME</b>	<b>\$178,463.00</b>	<b>\$181,824.00</b>	<b>\$179,963.00</b>

#### Other Revenue

Cingular Income - Tower Rental	\$8,400.00	\$8,400.00	\$8,400.00
Gate Pass-Leasing	\$1,000.00	\$2,207.00	\$1,500.00
Clubhouse Rental Fees Collected	\$150.00	\$470.00	\$150.00
WMPOA Christmas Party	\$840.00	\$840.00	\$840.00
Impact Fees	\$3,600.00	\$0.00	\$3,600.00
40800 Late Fees,Int & Penalty	\$3,500.00	\$2,474.00	\$2,500.00
Fines & Penalties	\$0.00	\$2,400.00	
WMPOA Shirt Sales	\$300.00	\$90.00	\$100.00
Camp Ground Rental	\$400.00	\$90.00	\$100.00
Miscellaneous Income - Other	\$3,300.00	\$3,201.00	\$3,000.00
Newsletter Advertisement	\$1,000.00	\$620.00	\$600.00
Insurance Reimbursements		\$2,457.00	
<b>Total Other Revenue</b>	<b>\$22,490.00</b>	<b>\$23,249.00</b>	<b>\$20,790.00</b>

<b>Total Revenues</b>	<b>\$627,806.00</b>	<b>\$630,827.00</b>	<b>\$628,239.00</b>
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#### Interest Earned

Operating Account Interest	\$825.00	\$1,744.00	\$1,744.00
Builder' Bond Account Interest	\$75.00	\$17.00	\$15.00
Capital Reserve Fund Interest	\$3,100.00	\$409.00	\$400.00
<b>Total Interest Earned</b>	<b>\$4,000.00</b>	<b>\$2,170.00</b>	<b>\$2,159.00</b>

<b>TOTAL INCOME</b>	<b>\$631,806.00</b>	<b>\$632,997.00</b>	<b>\$630,398.00</b>
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**WMPOA 2012 BUDGET**

	<b>2011 Budget</b>	<b>2011 Projection</b>	<b>2012 Budget</b>
<b>EXPENSES</b>			
<b>Access Control</b>			
Misc	600.00	950.00	\$ 950.00
Uniforms	250.00	-	\$ 125.00
Gate Supplies	5,000.00	3,000.00	\$ 3,000.00
Gate Device Refunds	250.00	340.00	\$ 300.00
Vandalism	0.00	-	
Gate System - Other	1,500.00	3,200.00	\$ 3,200.00
<b>Total Access Control</b>	<b>7,600.00</b>	<b>7,490.00</b>	<b>7,575.00</b>
<b>Audit &amp; Accounting</b>	<b>1,525.00</b>	<b>1,525.00</b>	<b>\$ 1,525.00</b>
<b>Bank Charges</b>			
Safe Deposit Box Fee	55.00	55.00	\$ 55.00
<b>Total Bank Charges</b>	<b>55.00</b>	<b>55.00</b>	<b>\$ 55.00</b>
<b>Education/Conference Expenses</b>	<b>4,000.00</b>	<b>1,248.00</b>	<b>\$ 2,000.00</b>
<b>Electricity</b>			
Access Control	3,000.00	3,000.00	\$ 3,000.00
Maintenance Bldg	1,200.00	1,200.00	\$ 1,200.00
Recreation Areas & Sign	5,800.00	5,800.00	\$ 5,800.00
Water Plant	22,200.00	22,200.00	\$ 12,700.00
<b>Total Electricity</b>	<b>32,200.00</b>	<b>32,200.00</b>	<b>22,700.00</b>
<b>Garbage Pick-Up</b>	<b>9,000.00</b>	<b>8,200.00</b>	<b>\$ 8,200.00</b>
<b>Propane</b>			
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	2,400.00	\$ 2,400.00
<b>Total Propane</b>	<b>6,000.00</b>	<b>5,400.00</b>	<b>\$ 5,400.00</b>
<b>Telephone</b>			
Access Control	1,700.00	1,700.00	\$ 1,700.00
Maintenance Bldg	4,300.00	4,000.00	\$ 4,000.00
Water Plant	4,700.00	3,200.00	\$ 3,200.00
<b>Total Telephone</b>	<b>10,700.00</b>	<b>8,900.00</b>	<b>\$ 8,900.00</b>
<b>Insurance</b>			
Directors Liability	1,700.00	1,700.00	\$ 1,700.00
Workman's Compensation	8,000.00	8,000.00	\$ 8,000.00
Property/Auto/Other	21,000.00	21,000.00	\$ 21,000.00
<b>Total Insurance</b>	<b>30,700.00</b>	<b>30,700.00</b>	<b>30,700.00</b>
<b>Interest</b>			
LINE OF CREDIT INTREST	5,000.00	0.00	\$ -
<b>Total Interest</b>	<b>5,000.00</b>	<b>0.00</b>	<b>\$ -</b>
<b>Legal &amp; Collections</b>	<b>5,000.00</b>	<b>13,815.00</b>	<b>\$ 12,000.00</b>
<b>Maintenance</b>			
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	1,200.00	\$ 1,500.00
Maintenance Supplies	5,000.00	2,500.00	\$ 2,500.00
Truck Maintenance and Repair	3,500.00	2,000.00	\$ 3,500.00
Uniforms	4,500.00	4,500.00	\$ 4,108.00
Maintenance Bldg - Other	1,500.00	0.00	\$ -
<b>Total Maintenance</b>	<b>30,500.00</b>	<b>24,200.00</b>	<b>25,608.00</b>
<b>Recreation Areas</b>			
Supplies - Beautification Comm	1,000.00	500.00	\$ 1,000.00
Chlorine/Chemicals	6,500.00	4,000.00	\$ 5,500.00

## WMPOA 2012 BUDGET

	2011 Budget	2011 Projection	2012 Budget
Cleaning Supplies	100.00	100.00	\$ 100.00
Clubhouse Improvements	500.00	100.00	\$ 500.00
Clubhouse Repairs & Maintenance	1,000.00	1,500.00	\$ 1,000.00
Pool Repairs and Misc Exp	3,500.00	2,800.00	\$ 3,000.00
Pool Opening Dinner	300.00	342.00	\$ 300.00
Rec. Area - Other Expenses	1,000.00	700.00	\$ 1,000.00
Supplies - Recreation Committee	300.00	300.00	\$ 300.00
WMPOA Christmas Party	2,000.00	2,000.00	\$ 2,000.00
<b>Total Recreation Areas</b>	<b>16,200.00</b>	<b>12,342.00</b>	<b>14,700.00</b>
<b>Office Expenses</b>			
Office - Equipment & Repair	3,500.00	2,200.00	\$ 2,500.00
Office Supplies	2,500.00	2,500.00	\$ 2,500.00
Postage	1,000.00	1,000.00	\$ 1,000.00
<b>Total Office Expenses</b>	<b>7,000.00</b>	<b>5,700.00</b>	<b>6,000.00</b>
<b>77500 Water Sys Oper &amp; Maint.</b>			
Water Plant - Postage	2,400.00	1,850.00	\$ 1,850.00
77500 Water Sys Oper & Maint. - Other	35,000.00	22,000.00	\$ 11,400.00
Water Purchase from GEWSA	0.00	0.00	\$ 93,600.00
<b>Total 77500 Water Sys Oper &amp; Maint.</b>	<b>37,400.00</b>	<b>23,850.00</b>	<b>106,850.00</b>
<b>Newsletter - Mountaineer</b>			
Newsletter Postage	1,200.00	1,200.00	\$ 1,200.00
Newsletter - Printing	2,200.00	1,600.00	\$ 1,600.00
Newsletter - Supplies	700.00	100.00	\$ 200.00
<b>Total Newsletter - Mountaineer</b>	<b>4,100.00</b>	<b>2,900.00</b>	<b>3,000.00</b>
<b>Memberships/Dues</b>	<b>300.00</b>	<b>300.00</b>	<b>\$ 300.00</b>
<b>Printing</b>			
Printing - Other	250.00	250.00	\$ 250.00
<b>Total Printing</b>	<b>250.00</b>	<b>250.00</b>	<b>\$ 250.00</b>
<b>Roads</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>\$ 20,000.00</b>
<b>Tax Obligations</b>			
1120-H & Form 600 Tax	3,500.00	2,500.00	\$ 2,500.00
Property Taxes	1,800.00	1,800.00	\$ 1,800.00
AutoTags and License Fees	400.00	400.00	\$ 400.00
<b>Total Tax Obligations</b>	<b>5,700.00</b>	<b>4,700.00</b>	<b>\$ 4,700.00</b>
<b>Payroll</b>			
Access Control	26,500.00	26,500.00	\$ 26,500.00
Administrative	33,470.00	34,916.00	\$ 34,000.00
Contract Labor- Administration	130.00	128.00	\$ 128.00
Maintenance	118,400.00	124,363.00	\$ 109,411.00
Water Plant	82,300.00	87,443.00	\$ 37,600.00
Overtime Paid	5,000.00	2,200.00	\$ 1,800.00
Payroll - Miscellaneous	300.00	100.00	\$ 300.00
<b>Total Payroll</b>	<b>266,100.00</b>	<b>275,650.00</b>	<b>\$ 209,739.00</b>
5% Contingency			<b>\$ 10,487.00</b>
<b>Total Payroll w/Contingency</b>			<b>\$ 220,226.00</b>
<b>6560 - Payroll Expenses</b>			
<b>Payroll taxes</b>			
FICA	24,000.00	22,000.00	\$ 19,905.00
FUTA	1,100.00	1,100.00	\$ 800.00
SUTA	500.00	1,000.00	\$ 700.00
<b>Total Payroll taxes</b>	<b>25,600.00</b>	<b>24,100.00</b>	<b>21,405.00</b>
<b>Miscellaneous Expense</b>			
WMPOA Shirts and Hat	300.00	167.00	\$ 200.00
Pest Control Service	1,200.00	1,110.00	\$ 1,110.00
Donations	250.00	0.00	\$ -
Flowers	250.00	250.00	\$ 250.00

## WMPOA 2012 BUDGET

	2011 Budget	2011 Projection	2012 Budget
Signs	300.00	300.00	\$ 300.00
Supplies - Paper Goods	100.00	0.00	
Miscellaneous Expenses - Other	1,650.00	1,200.00	\$ 1,200.00
<b>Total Miscellaneous Expense</b>	<b>4,050.00</b>	<b>3,027.00</b>	<b>3,060.00</b>
<b>TOTAL EXPENSE</b>	<b>528,980.00</b>	<b>506,552.00</b>	<b>525,154.00</b>
<b>TOTAL INCOME</b>	<b>631,806.00</b>	<b>632,997.00</b>	<b>630,398.00</b>
<b>Budget Surplus for Capital Improvements</b>	<b>102,826.00</b>	<b>126,445.00</b>	<b>105,244.00</b>
<b>Capital Expenses</b>			
FireWise	7,632.00	4,340.00	\$ 3,500.00
<b>Gilmer Ellijay Water Sewer Auth. Tap on Expense</b>	0.00	57,331.00	\$ -
Water Plant Capital Expenditure		2,800.00	
Pool and Recreation Renovation		4,324.00	\$ 1,000.00
Maintenance Bldg Improvements		2,527.00	
*Lake Dawka Syphon System	100,000.00		
<b>Total Capital Expenses</b>	<b>107,632.00</b>	<b>66,982.00</b>	
<b>BUDGET SURPLUS AFTER CAPITAL EXPENSE</b>		<b>59,463.00</b>	

\*With replenishing our savings w/the surplus this year and what we have in savings we will have the 100k for the dam so will not have to take from 2012 surplus.