

WHP Budget 2024 - 2025

Dues/month	\$121	\$5/month increase from 2023 \$3/increase from 2023 total \$8/month increase
Water	\$52	
Total Monthly Assessment	\$173	
Semi-annual cable	\$226.87	

Projected Income

	Budget 2023-2024	Projected Year 2023-2024	Budget 2024-2025	Budget Change	Notes
Cable	\$ 193,338	\$ 193,338	\$ 210,989	17,651	Semi-annual payment passed through to owners.
Electric	\$ 250,000	\$ 225,731	\$ 241,000	-9,000	Electric is passed through to owners.
Water	\$ 273,420	\$ 273,420	\$ 290,160	16,740	Increase \$3/month
Assessment	\$ 647,280	\$ 647,280	\$ 675,180	27,900	Dues increasd \$5/month
Marina	\$ 54,375	\$ 51,730	\$ 53,995	-380	Slight adjustment
Soda	\$ 160	\$ 294	\$ 250	90	Based on 2023
Laundry	\$ 1,500	\$ 2,205	\$ 2,100	600	Based on 2023
Ice	\$ 1,700	\$ 1,443	\$ 1,500	-200	
Gate passes	\$ 2,000	\$ 2,500	\$ 2,000	0	More new gate passes due to new renter requirement to purchase extra passes for tenants.
Late fees	\$ 2,900	\$ 16,000	\$ 8,400	5,500	Have been assessing more late fees
Mail box	\$ 1,500	\$ 1,778	\$ 1,500	0	60 mailboxes

Resale Pks & Accounting	\$ 3,000	\$ 3,950	\$ 3,000	0	15 lots at \$200
Rental permits	\$ 3,000	\$ 3,000	\$ 2,000	-1,000	reduction from 15 to 10 homes renting x \$200
Clubhouse	\$ 8,000	\$ 11,707	\$ 12,000	4,000	Based on 2023 actual
Total	\$ 1,442,173	\$ 1,434,376	\$ 1,504,074	61,901	increased dues, water, electric, and cable

Expenses

Clubhouse	\$ 8,000	\$ 9,793	\$ 12,000	4,000	Offset by clubhouse income
Marina	\$ 5,500	\$ 7,000	\$ 5,500	0	
Cable	\$ 193,338	\$ 172,960	\$ 210,989	17,651	passed through to owners.
Electric	\$ 250,000	\$ 215,000	\$ 241,000	-9,000	Electric is passed through to owners
Water	\$ 273,420	\$ 269,235	\$ 290,160	16,740	Projecting increase again
Operations Expense					
Auto Ins.	\$ 1,933	\$ 1,958	\$ 2,055	122	5% increase over 2023 actual
Workers Comp	\$ 1,231	\$ 1,688	\$ 1,775	544	5% increase over 2023 actual
Liability	\$ 27,500	25,955	\$ 27,253	-247	5% increase over 2023 actual
				0	
Equip purchase	\$ 2,000	\$ 250	\$ 2,000	0	No change
Equip Repairs	\$ 4,000	\$ 3,035	\$ 4,000	0	No change
Equip Rental	\$ 500	\$ 254	\$ 500	0	No change
Auto Reg	\$ 162	\$ 162	\$ 162	0	No change
Auto gas	\$ 2,400	\$ 2,687	\$ 2,400	0	No change
Auto repairs	\$ 1,200	\$ 988	\$ 1,200	0	No change
Personal Prop taxes	\$ 1,500	\$ 1,096	\$ 1,500	0	No change
Bad Debt	\$ 500	\$ -	\$ 500	0	
Meeting Expense	\$ 200	\$ 256	\$ 130	-70	Based on 2023.
Misc.	\$ 2,000	\$ 2,000	\$ 840	-1,160	
Printing	\$ 3,000	\$ 2,400	\$ 3,000	0	Copy costs increase annually.
Office Supplies	\$ 2,400	\$ 3,754.67	\$ 3,900	1,500	Based on 2023 costs
Ice	\$ 1,650	\$ 1,407	\$ 1,500	-150	Based on 2023 costs
Computer repairs	\$ 500	\$ 300	\$ 500	0	
Dues & Subscript	\$ 5,100	\$ 4,388	\$ 4,900	-200	Based on 2023 costs
Postage & delivery	\$ 2,000	\$ 967	\$ 1,300	-700	

	Bank Service Charges	\$ 800	\$ 441	\$ 800	0	
Professional Fees	Professional fees	\$ 1,500	\$ -	\$ 5,500	4,000	\$5500 for Financial Review
	Legal fees	\$ 2,000	\$ 3,063	\$ 2,650	650	
	Accounting	\$ 33,900	\$ 27,910	\$ 37,800	3,900	
Repairs & Supplies	Maintenance Supplies	\$ 6,000	\$ 4,851	\$ 4,800	-1,200	
	Bath House Supplies	\$ 500	\$ 1,025	\$ 1,200	700	Based on 2023 costs
	Building Repairs	\$ 2,000	\$ 5,000	\$ 2,400	400	2023 had \$3000 for added window to office
	Water & Sewer Repairs	\$ 6,000	\$ 4,936	\$ 6,000	0	Using reserves for hydrant replacement
	Grounds Repair Other	\$ 8,500	\$ 15,058	\$ 7,140	-1,360	
					0	
	Electrical Supplies	\$ 500	\$ -	\$ 500	0	We don't repair much electrical ourselves
	Electrical Repairs	\$ 7,000	\$ 4,653	\$ 5,000	-2,000	Based on 2023 costs
	Utilities	Propane	\$ 3,000	\$ 3,000	\$ 3,000	0
Telephone		\$ 4,300	\$ 4,250	\$ 4,380	80	Based on 2023 costs
Contracts	Alarm System	\$ 800	\$ 775	\$ 800	0	
	Lawn Service	\$ 69,750	\$ 62,775	\$ 69,750	0	Based on 30 cuts at quoted 2024 price
	Snow Plowing	\$ 2,500	\$ -	\$ 2,500	0	
					0	
	Pool Repairs & Supplies	\$ 3,000	\$ 1,603	\$ 3,000	0	Based on 2023 budget
	Pool Management	\$ 42,085	\$ 41,802	\$ 43,243	1,158	Actual cost + license
	Security Service	\$ 131,000	\$ 123,625	\$ 140,286	9,286	Includes 1.5 x rate for holidays current = \$20/hr, project Oct increase to \$21
	Trash Collection	\$ 42,000	\$ 31,604	\$ 36,000	-6,000	Based on 2023, winter costs are very low
		\$ -				

					Janice 5 days/week Charles 5 days/week Will 3 days/week Cecil 3 days/week Deborah Long at 3 days/week Deb at 4 days/week
Payroll	\$ 175,000	\$ 181,333	\$ 197,861	22,861	
Reserves					
General Reserves	\$ 60,000	\$ 60,000	\$ 62,400	2,400	Increased by \$400
Marina Reserves	\$ 50,004	\$ 50,004	\$ 48,000	-2,004	Moved some to General
Total Expenses	\$ 1,442,173	\$ 1,355,241	\$ 1,504,074	61,901	

2024-2025 Budget Expenses By Category

