

White Horse Park Community Association

2026 – 2027
Annual Budget

White Horse Park Utilities

Zoned A-2 Agriculture Campground

White Horse Park Utilities

Pass-Through Billing

Electric

- Choptank bills WHP monthly
- WHP rebills owners quarterly
- Owner bills include their meter readings and a common area charge

Water & Sewer

- Worcester County bills WHP quarterly at a flat rate for each owner lot
- Owners pay the flat rate monthly
- The current rate is **\$54 per month**, subject to change

White Horse Park Reserve Contributions

Maryland Law Update October 2025

White Horse Park Reserves

New Law October 2025



Must have a current reserve study



Reserve contribution must be the funding amount recommended in the most recent reserve study



Reserves must be deposited in the reserve account by the last day of each fiscal year

Association Reserves

- Reserve Study: **April 1, 2026**
- Reserve Fund Strength: **27.8%**
- Risk of Special Assessment: **High**
- Mandatory Funding: **\$349,000**
- **Pay \$750 by January 1, 2027**

2026-2027 Reserve Contributions

General Reserve Fund	\$205,910
Marina Reserve Fund	\$143,090
Total Reserves	\$349,000

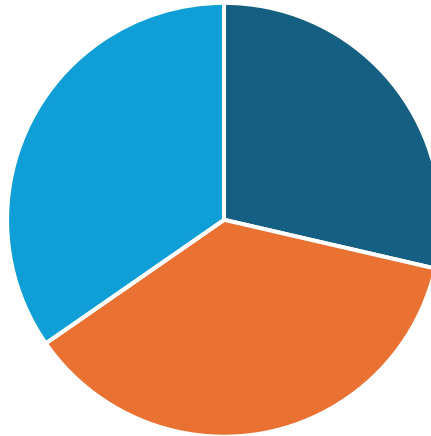
2026-2027 Operating Budget

Board Recommendation

2026 – 2027 Assessment Budget

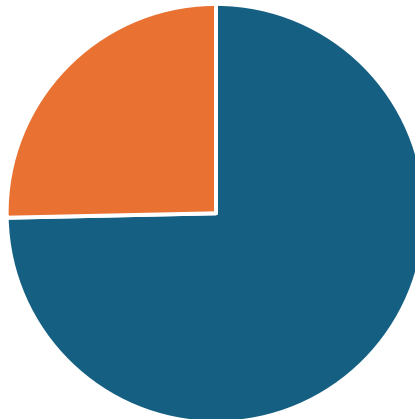
	OPERATING	RESERVES	TOTAL
ANNUAL ASSESSMENT	\$1,464	\$750	\$2,214
MONTHLY ASSESSMENT	\$122.00	\$62.50	\$184.50

OTHER INCOME



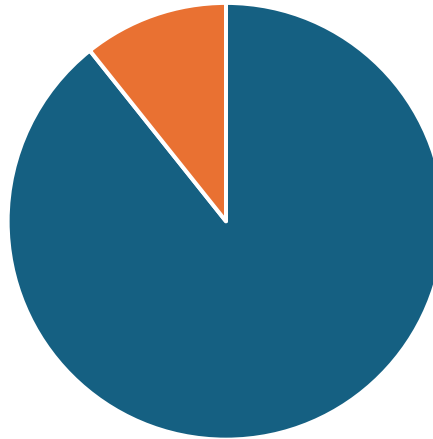
- 4050 CLUBHOUSE ACTIVITIES
- 4060 CLUBHOUSE SERVICES
- 4140 LATE FEES AND FINES

MARINA INCOME



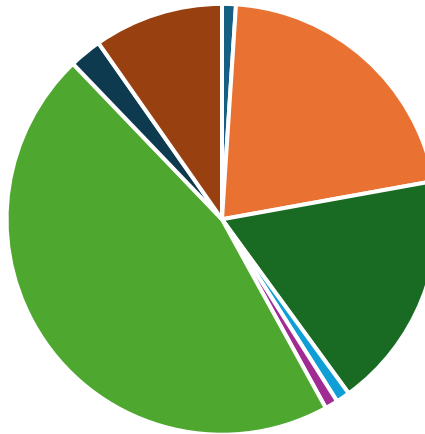
- 4090 MARINA SLIP INCOME (68 Slips)
- 4100 MARINA STICKERS INCOME

PAYROLL



■ 5020 Payroll Wages ■ Payroll Taxes

CONTRACTS



■ Alarm System ■ Lawn Service ■ Pool Management
■ Pool Repairs ■ Pool Supplies ■ Security Service
■ Snow Removal ■ Trash Collection

Annual Renewable Contracts



Lawn Service (April to November)



Pool Management (June, July, August)

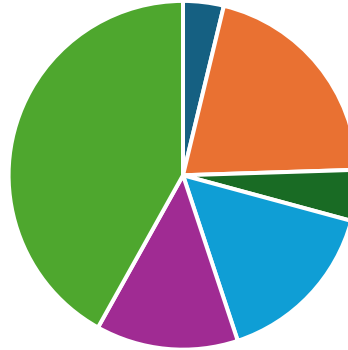


Security Service (renews annually in September)



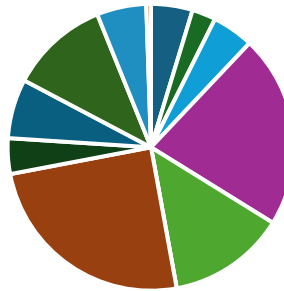
Trash Collection (no rate increase for 2026)

PARK REPAIRS AND SUPPLIES



- Building Repairs
- Electrical Repairs
- Electrical Supplies
- Grounds Repairs
- Maintenance Supplies
- Water and Sewer Repairs

OTHER OPERATING EXPENSES



- 5060 UTILITIES EXPENSE
- 5100 OPERATIONS EXPENSE
- 5120 AUTOMOBILE EXPENSES
- 5140 EQUIPMENT EXPENSE
- 5160 OFFICE EXPENSE
- 5180 UNCOLLECTIBLE ACCOUNTS
- 5190 INSURANCE
- 5200 TAXES
- 5220 PROFESSIONAL FEES
- 5240 CLUBHOUSE EXPENSES
- 5260 MARINA EXPENSE
- Federal
- State
- Property

COMMON AREA MAINTENANCE BUDGET	2026-2027 Budget	2025-2026 Budget	Change	Percent Change
OPERATING INCOME				
4020 OWNER ASSESSMENT INCOME				
Owner Assessments \$122 per Month	\$680,760	\$580,320	\$100,440	17%
Owner Reserves Contribution	\$349,000	\$123,104	\$225,896	184%
Total Common Area Assessment Income	\$1,029,760	\$703,424	\$326,336	46%
Other Operating Income				
4040 OTHER WHP INCOME				
4050 CLUBHOUSE ACTIVITIES	\$10,900	\$10,624	\$276	3%
4060 CLUBHOUSE SERVICES	\$14,000	\$14,050	-\$50	0%
4130 BANKING & INVESTING	\$0	\$0	\$0	0%
4140 LATE FEES AND FINES	\$13,200	\$13,377	-\$177	-1%
	\$38,100	\$38,052	\$48	0%
4080 MARINA INCOME				
4090 MARINA SLIP INCOME (68 Slips)	\$44,200	\$46,155	-\$1,955	-4%
4100 MARINA STICKERS INCOME	\$15,000	\$5,650	\$9,350	165%
4110 MARINA INCOME OTHER	\$0	\$0	\$0	0%
	\$59,200	\$51,805	\$7,395	14%
Total Other Operating Income	\$97,300	\$89,857	\$7,443	8%
Total Operating Income	\$1,127,060	\$793,281	\$333,779	42%

	2026-2027 Budget	2025-2026 Budget	Change	Percent Change
OPERATING EXPENSES				
5020 Payroll Wages	\$202,647	\$192,853	\$9,794	5%
Payroll Taxes	\$24,318	\$14,362	\$9,956	69%
Total Payroll	\$226,965	\$207,215	\$19,750	10%
5040 CONTRACTS				
Alarm System	\$3,200	\$883	\$2,317	262%
Lawn Service	\$65,100	\$66,050	-\$950	-1%
Pool Management	\$54,970	\$50,035	\$4,935	10%
Pool Repairs	\$3,200	\$286	\$2,914	1018%
Pool Supplies	\$3,000	\$486	\$2,514	517%
Security Service	\$141,312	\$141,092	\$220	0%
Snow Removal	\$7,500	\$0	\$7,500	0%
Trash Collection	\$30,000	\$27,872	\$2,128	8%
Total Contracts	\$308,282	\$286,705	\$21,577	8%
5080 PARK REPAIRS & SUPPLIES				
Bath House Supplies	\$0	\$413	-\$413	-100%
Building Repairs	\$2,400	\$611	\$1,789	293%
Electrical Repairs	\$13,200	\$13,423	-\$223	-2%
Electrical Supplies	\$3,000	\$2,551	\$449	18%
Grounds Repairs	\$10,000	\$6,810	\$3,190	47%
Maintenance Supplies	\$8,400	\$6,432	\$1,968	31%
Water and Sewer Repairs	\$26,676	\$12,774	\$13,902	109%
Total Park Repairs and Supplies	\$63,676	\$43,013	\$20,663	48%
OTHER OPERATING EXPENSES				
5060 UTILITIES EXPENSE	\$8,400	\$7,077	\$1,323	19%
5100 OPERATIONS EXPENSE				
5120 AUTOMOBILE EXPENSES	\$4,800	\$4,199	\$601	14%
5140 EQUIPMENT EXPENSE	\$8,400	\$7,370	\$1,030	14%
5190 INSURANCE	\$39,000	\$35,481	\$3,519	10%
5160 OFFICE EXPENSE	\$23,821	\$21,393	\$2,428	11%
5180 UNCOLLECTIBLE ACCOUNTS	\$0	\$0	\$0	0%
5220 PROFESSIONAL FEES	\$44,566	\$43,153	\$1,413	3%
5240 CLUBHOUSE EXPENSES	\$7,200	\$6,324	\$876	14%
5260 MARINA EXPENSE	\$12,000	\$10,634	\$1,366	13%
5200 TAXES				
Federal	\$20,000	\$0	\$20,000	0%
State	\$10,000	\$0	\$10,000	0%
Property	\$950	\$1,138	-\$188	-17%
Total Other Operating Expense	\$179,137	\$136,768	\$42,369	31%
Total Operating Expense	\$778,060	\$673,701	\$104,359	15%
Net Income Before Reserve Contributions	\$349,000	\$119,580	\$229,420	192%

Questions?

The 2026 – 2027 Budget begins April 1, 2026