

WHP Proposed Budget 2022 - 2023 Version 2

Dues/month	\$106	\$4/month reduction from 2021
Water	\$48	\$1/increase from 2021
Total Monthly Assessment	\$154	
Semi-annual cable	\$152	

Projected Income	Budget	YTD (DEC)	Projected Year	Proposed	Budget	Notes
	2021-2022	2021-2022	2021-2022	Budget	Change	
Cable	\$ 156,240	\$ 117,180	\$ 156,240	\$ 156,240	0	Making cable semi-annual payment passed through to owners.
Electric	\$ 215,000	\$ 174,805	\$ 215,000	\$ 215,000	0	Electric is passed through to owners
Water	\$ 262,260	\$ 196,695	\$ 262,260	\$ 267,840	5,580	Anticipated increase of \$1/month
Assessment	\$ 613,800	\$ 459,975	\$ 613,800	\$ 591,480	-22,320	\$4 reduction in dues portion
Marina	\$ 46,900	\$ 48,304	\$ 48,304	\$ 54,375	7,475	boat slip increased to \$550
Late Interest		\$ 628				Not budgeted
Soda	\$ 160	\$ 124	\$ 129	\$ 160	0	Same as 2021
Laundry	\$ 1,863	\$ 1,705	\$ 1,705	\$ 1,863	0	Same as 2021
Misc Receipts		\$ 283				Not budgeted
Interest	\$ 3,600	\$ 3,752	\$ 5,075	\$ 5,292	1,692	12 months at latest interest of \$441/month
Fines		\$ 500				Not budgeted
Ice	\$ 1,932	\$ 2,146	\$ 2,146	\$ 2,850	918	Increased ice price of \$3/bag (started last summer)
Pool Pases		\$ 565				Not budgeted
Gate passes	\$ 1,200	\$ 2,684	\$ 2,800	\$ 1,200	0	Same budget as 2021 even though actual 2021 was higher. We don't anticipate as many new gate passes.
Late fees	\$ 8,185	\$ 2,774	\$ 3,698	\$ 3,698	-4,487	Budget same as projected for 2021 full year
Mail box	\$ 4,556	\$ 1,567	\$ 1,567	\$ 1,500	-3,056	60 mailboxes
Resale Pks	\$ 3,250	\$ 5,575	\$ 6,325	\$ 6,000	2,750	40 x \$150
Other WHP Income		\$ 2,890				This was a one time income. Sale of electric car and refund from Bank of America.
Rental permits				\$ 3,000	3,000	New budget item
Clubhouse		\$ 4,014		\$ 4,000	4,000	New budget item; mostly covers costs
Total	\$ 1,318,946	\$ 1,026,166	\$ 1,319,049	\$ 1,314,498	-4,448	Total income is slightly lower.

Expenses

Clubhouse	\$ 1,500	\$ 2,778	\$ 2,778	\$ 4,500	3,000	Mostly offset by clubhouse income
Marina	\$ 6,365	\$ 3,888	\$ 4,000	\$ 4,000	-2,365	Based on Phil's estimate
Cable	\$ 157,440	\$ 105,617	\$ 140,822	\$ 156,240	-1,200	Making cable annual payment passed through to owners.
Electric	\$ 215,000	\$ 173,180	\$ 215,000	\$ 215,000	0	Electric is passed through to owners
Water	\$ 263,260	\$ 196,695	\$ 262,260	\$ 267,840	4,580	Increase \$1/month
Operations Expense						
Auto Ins.	\$ 1,500	\$ 970	\$ 970	\$ 1,017	-483	5% increase over 2021 actual
Workers Comp	\$ 4,700	\$ 2,814	\$ 2,814	\$ 3,070	-1,630	Increase over 2021 actual due to slightly higher payroll Decrease from 2021 budget.
Liability	\$ 29,000	\$ 26,390	\$ 26,390	\$ 27,709	-1,291	5% increase over 2021 actual
Equip purchase	\$ 2,000	\$ 3,617	\$ 3,617	\$ 2,000	0	
Equip Repairs	\$ 3,339	\$ 2,048	\$ 2,300	\$ 4,000	661	Based on 2021 projected plus HVAC repairs
Equip Rental	\$ 500	\$ -	\$ -	\$ 500	0	
Auto Reg	\$ 104	\$ -	\$ 162	\$ 162	58	
Auto gas	\$ 1,491	\$ 810	\$ 1,080	\$ 1,200	-291	Based on actual + gas price increase.
Auto repairs	\$ 560	\$ 1,154	\$ 1,354	\$ 1,000	440	
Personal Prop taxes	\$ 3,406	\$ 1,534	\$ 1,534	\$ 1,534	-1,872	Same as 2021 actual. Bergey filed properly.
Bad Debt	\$ 5,000	\$ -	\$ -	\$ 500	-4,500	No need to budget for a large debt write-off.
Meeting Expense	\$ 2,624	\$ 2,598	\$ 2,598	\$ 500	-2,124	Meeting expenses will be lower in 2022.
Misc.	\$ 2,000	\$ 1,661	\$ 2,000	\$ 2,000	0	
Printing	\$ 4,500	\$ 2,987	\$ 3,458	\$ 2,295	-2,205	New less expensive copier lease.
Office Supplies	\$ 1,737	\$ 1,440	\$ 1,820	\$ 1,820	83	Based on 2021 costs
Ice	\$ 1,087	\$ 1,277	\$ 1,277	\$ 1,425	338	New \$3/bag also reflected in income.
Computer repairs	\$ 500	\$ 190	\$ 190	\$ 500	0	
Dues & Subscript	\$ 6,076	\$ 5,638	\$ 6,178	\$ 5,115	-961	Based on new zoom costs
Postage & delivery	\$ 4,040	\$ 1,681	\$ 1,861	\$ 2,350	-1,690	Based on projected costs
Professional Fees						
Professional fees	\$ 1,500	\$ -	\$ -	\$ 1,500	0	Nothing planned. We kept this just in case.
Legal fees	\$ 42,000	\$ 9,970	\$ 9,970	\$ 4,000	-38,000	Changing bylaws may require some legal assistance.
Accounting	\$ 31,000	\$ 23,763	\$ 32,013	\$ 13,710	-17,290	Moving Jenna's duties to Janice and office staff.
Repairs & Supplies						
Maintenance Supplies	\$ 4,441	\$ 1,493	\$ 1,991	\$ 2,400	-2,041	Based on 2021 actual
Bath House Supplies	\$ 1,188	\$ 348	\$ 348	\$ 500	-688	Based on 2021 actual
Building Repairs	\$ 1,815	\$ 227	\$ 389	\$ 4,000	2,185	Planned office renovations
Water & Sewer Repairs	\$ 11,965	\$ 11,627	\$ 13,952	\$ 14,000	2,035	Based on 2021 actual projected
Grounds Repair Other	\$ 16,080	\$ 3,897	\$ 5,000	\$ 9,000	-7,080	Added costs to remove rubbish pile in boat yard.
Electrical Supplies	\$ 1,783	\$ 1,709	\$ 2,000	\$ 2,000	217	Based on total projected for 2021
Electrical Repairs	\$ 3,605	\$ 5,410	\$ 6,000	\$ 6,000	2,395	Based on total projected for 2021
Park Repairs Other		\$ 298				
Utilities						
Propane	\$ 2,292	\$ 235	\$ 2,292	\$ 3,000	708	Anticipating higher propane costs.
Telephone	\$ 4,792	\$ 3,271	\$ 4,141	\$ 4,000	-792	Reduced monthly expense by \$50. Not paying for Park manager's phone
Contracts						
Alarm System	\$ 800	\$ 240	\$ 772	\$ 800	0	Based on 2021 actual projected
Lawn Service	\$ 62,000	\$ 53,625	\$ 53,625	\$ 57,000	-5,000	Based on 30 cuts at quoted price
Snow Plowing			\$ -	\$ 2,500	2,500	Not previously budgeted
Pool Repairs	\$ 3,921	\$ 1,856	\$ 1,856	\$ 3,000	-921	Based on 2021 costs + supplies. All 3 filters need to be serviced.
Pool Supplies	\$ -	\$ 159		\$ -	0	Not budgeted. Add to pool repairs

	Pool Management	\$ 47,000	\$ 36,700	\$ 36,700	\$ 40,700	-6,300	Estimated \$4000 increase
	Security Service	\$ 124,000	\$ 96,609	\$ 129,045	\$ 127,836	3,836	Includes 1.5 x rate for holidays Working Thursdays for 6 months when office is closed. Offset by not paying office staff
	Trash Collection	\$ 30,600	\$ 29,068	\$ 37,068	\$ 40,000	9,400	Based on high trash costs
	Cleaning Service				\$ 7,000	7,000	New cleaning service for bath houses
Payroll		\$ 142,000	\$ 101,093	\$ 139,671.80	\$ 159,471	17,471	Based on actual wages and projected hours Offset by \$17,000 savings on accounting Janice 5 days/week John 5 days/week Joe 3 days/week Judy 3 days/week Diane 6 months at 2 days/week, 6 months at 4 days/week
Reserves	General Reserves	\$ 27,900	\$ 20,925	\$ 27,900	\$ 55,800	27,900	Increasing total reserve contribution to \$105,804
	Marina Reserves	\$ 40,535	\$ 30,402	\$ 40,535	\$ 50,004	9,469	
Total Expenses		\$ 1,318,946	\$ 971,890	\$ 1,229,732	\$ 1,314,498	-4,448	Total expenses lower