



Wild Acres Lakes Property and
Homeowner's Association, Inc.

2019 – 2020 Approved Operating Budget



2019-2020 WALPOA APPROVED OPERATING BUDGET

Assessment Income	Assessment Charge	Lots	Billable Amount	Projected Collection	Total
Developed	960	1180	\$1,132,800.00	87%	\$985,536.00
Developed Rented	1325	97	\$128,525.00	87%	\$111,816.75
Undeveloped	960	235	\$225,600.00	87%	\$196,272.00
Unbuildable	960	13	\$12,480.00	87%	\$10,857.60
Adjacent	960	22	\$21,120.00	87%	\$18,374.40
Preservation + 1/2	1010	3	\$3,030.00	87%	\$2,636.10
Preservation + 1	1060	152	\$161,120.00	87%	\$140,174.40
Preservation + 1 1/2	1110	1	\$1,110.00	87%	\$965.70
Preservation + 2	1160	17	\$19,720.00	87%	\$17,156.00
Preservation + 3	1260	8	\$10,080.00	87%	\$8,769.60
Preservation + 8	1760	1	\$1,760.00	87%	\$1,531.20
SOS	100	140	\$14,000.00	87%	\$12,180.00
Undev Preservation + 1	1060	16	\$16,960.00	87%	\$14,755.20
Undev Preservation + 2	1160	3	\$3,480.00	87%	\$3,027.60
Undev Preservation + 3	1260	1	\$1,260.00	87%	\$1,096.20
Renting + 1/2	1375	5	\$6,875.00	87%	\$5,981.25
Renting + Pres	1425	3	\$4,275.00	87%	\$3,719.25
Renting + 4	1725	1	\$1,725.00	87%	\$1,500.75
SUB TOTAL		1898	\$1,765,920.00		\$1,536,350.00
Dam Assessment Income	Assessment Charge	Lots	Billable Amount	Projected Collection	Total
Developed	250	1180	\$295,000.00	87%	\$256,650.00
Developed Rented	250	97	\$24,250.00	87%	\$21,097.50
Undeveloped	250	235	\$58,750.00	87%	\$51,112.50
Unbuildable	250	13	\$3,250.00	87%	\$2,827.50
Adjacent	250	22	\$5,500.00	87%	\$4,785.00
Preservation + 1/2	250	3	\$750.00	87%	\$652.50
Preservation + 1	250	152	\$38,000.00	87%	\$33,060.00
Preservation + 1 1/2	250	1	\$250.00	87%	\$217.50
Preservation + 2	250	17	\$4,250.00	87%	\$3,697.50
Preservation + 3	250	8	\$2,000.00	87%	\$1,740.00
Preservation + 8	250	1	\$250.00	87%	\$217.50
SOS	250	140	\$35,000.00	87%	\$30,450.00
Undev Preservation + 1	250	16	\$4,000.00	87%	\$3,480.00
Undev Preservation + 2	250	3	\$750.00	87%	\$652.50
Undev Preservation + 3	250	1	\$250.00	87%	\$217.50
Renting + 1/2	250	5	\$1,250.00	87%	\$1,087.50
Renting + Pres	250	3	\$750.00	87%	\$652.50
Renting + 4	250	1	\$250.00	87%	\$217.50
SUB TOTAL		1898	\$474,500.00		\$412,815.00
OTHER INCOME					
Prior Dues	\$15,000.00	Builder's Packet	\$0.00	Legal Fees	\$0.00
Gate Card Fee	\$0.00	Cable TV	\$15,000.00	Collection Fees	\$0.00
Credit Card Fee	\$2,000.00	Marquee Rental	\$0.00	Court Costs	\$0.00
Transfer Fee	\$0.00	Raffle Tickets	\$0.00	Lien Filing Fee	\$0.00
Interest Income Dues	\$20,000.00	Recreation Income	\$4,000.00	Badges/Guest Badges	\$0.00
Resale Certificate	\$15,000.00	Annual Picnic	\$0.00	Beautification	\$0.00
Collections Income	\$0.00	Kids Kamp Income	\$6,000.00	Interest Income Bank	\$1,000.00
Clubhouse Rental	\$1,000.00	Vending Proceeds	\$1,000.00	Mailbox Income	\$0.00
P2 Concession Taxable	\$23,000.00	Violations	\$5,000.00	Miscellaneous Other	\$0.00
				Sub Total	\$108,000.00
Total Revenue			\$1,644,350.00		

Approved at the 9/15/18 Board Meeting



2019-2020 WALPOA APPROVED OPERATING BUDGET

ADMINISTRATION EXPENSES

ACCOUNTING FEES	\$15,500.00
ADVERTISING	\$1,500.00
APPRECIATION DAY	\$1,000.00
BADGES (MEMBERSHIP)	\$2,000.00
BANK & FINANCE CHARGES	\$100.00
BENEFITS - ADMINISTRATION	\$20,000.00
BOARD MEETING COSTS	\$1,000.00
BOTTLED WATER -	\$1,000.00
CHARITABLE CONTRIBUTIONS	\$500.00
COLLECTION COURT COSTS	\$4,000.00
COMPUTER	\$3,000.00
CONTINUING EDUCATION -	\$1,000.00
COPIER MAINTENANCE	\$3,200.00
CREDIT CARD BANK CHARGES	\$2,500.00
DUES & MEMBERSHIP	\$250.00
EMPLOYEE SCREENING FEES	\$400.00
INCOME & PROPERTY TAXES	\$1,000.00
INSURANCE/COMMERCIAL	\$110,000.00
INSURANCE/WORKER'S COMP	\$35,000.00
INTERNET ACCESS	\$1,300.00
LEGAL FEES	\$32,000.00
MAILBOX INCOME	\$0.00
MISCELLANEOUS	\$0.00
NEWSLETTER	\$4,500.00
PAYROLL SERVICE	\$3,800.00
PAYROLL TAXES ADMIN	\$17,000.00
POSTAGE	\$6,000.00
POSTAGE EQUIPMENT RENTAL	\$2,500.00
PRINTING	\$3,000.00
SUPPLIES - ADMINISTRATION	\$8,500.00
TELEPHONE - ADMIN CELLULAR	\$1,000.00
TELEPHONE - ADMINISTRATION	\$4,800.00
UNIFORMS	\$0.00
UTILITIES - ADMINISTRATION	\$7,000.00
WAGES - ADMINISTRATION	\$140,000.00
WEBSITE SERVICE	\$1,000.00
VENDING MACHINE PURCHASES	\$1,500.00
<u>TOTAL ADMIN EXPENSES</u>	<u>\$436,850.00</u>

PUBLIC SAFETY EXPENSES

BENEFITS - PUBLIC SAFETY	\$38,000.00
BOTTLED WATER	\$0.00
CAMERA MAINTENANCE - PS	\$6,000.00
COMPUTER MAINT	\$500.00
CONTINGENCY - PUBLIC SAFETY	\$0.00
CONTINUING EDUCATION - PS	\$600.00
EQUIPMENT REPAIR & MAINT	\$1,200.00
GATE SUPPLY AND REPAIR	\$3,500.00
PAYROLL SERVICE	\$0.00
PAYROLL TAXES - SECURITY	\$33,000.00
REPAIRS & MAINTENANCE - PS	\$0.00
SUPPLIES - PUBLIC SAFETY	\$2,500.00
TELEPHONE - ANNEX BLDG PS	\$0.00
TELEPHONE - CELLULAR PS	\$1,600.00
TELEPHONE - EMERG RESP LINE	\$0.00
TELEPHONE - GUARDHOUSE	\$4,800.00
UNIFORMS - PUBLIC SAFETY	\$2,000.00
UTILITIES - FAWN LAKE	\$550.00
UTILITIES - GUARDHOUSE	\$4,200.00
UTILITIES - SEC OFFICE/ANNEX	\$0.00
VEHICLE FUEL/MILEAGE - PS	\$16,000.00
VEHICLE REGISTRATION FEE	\$200.00
VEHICLE REPAIR & MAINT - PS	\$9,000.00
WAGES - SECURITY	\$270,000.00
<u>TOTAL PUBLIC SAFETY EXPENSES</u>	<u>\$393,650.00</u>



2019-2020 WALPOA APPROVED OPERATING BUDGET

MAINTENANCE EXPENSES

BEAUTIFACTION/MEMORIAL PARK	\$1,100.00
BENEFITS	\$30,000.00
BUILDING REPAIRS	\$13,000.00
CONTRACTED SERVICES	\$21,000.00
CLUBHOUSE REPAIRS	\$20,000.00
DAM INSPECTION	\$3,000.00
DAM MAINTENANCE	\$1,100.00
DRAINAGE	\$2,500.00
ENVIRONMENTAL	\$1,000.00
EXTERMINATOR	\$1,000.00
FUEL - MAINTENANCE	\$18,500.00
GROUNDS/FIELDS & COURTS	\$7,500.00
PAYROLL TAXES	\$20,000.00
PERMITS	\$1,000.00
ROAD REPAIRS	\$108,050.00
SANITATION	\$16,000.00
SIGNS	\$500.00
SNOW REMOVAL	\$55,000.00
SUPPLIES-MAINTENANCE	\$7,000.00
TELEPHONE	\$1,400.00
TELEPHONE - CELLULAR	\$800.00
TOOLS/EQUIPMENT RENTAL -	\$5,000.00
UNIFORMS	\$1,000.00
UTILITIES	\$14,000.00
VEHICLE REGISTRATION	\$2,100.00
VEHICLE REPAIR & MAINTENANCE	\$20,000.00
WAGES	\$167,000.00
<u>TOTAL MAINT EXPENSES</u>	<u>\$538,550.00</u>

RECREATION EXPENSES

CARNIVAL/JULY 4TH EVENT	\$6,000.00
CHAIRS	\$1,200.00
CONCESSION - PURCHASES	\$18,000.00
EQUIPMENT	\$1,000.00
KIDS KAMP SUPPLIES	\$1,200.00
LAKE TREATMENT	\$11,500.00
LAKES & BEACHES R&M	\$0.00
LUAU	\$0.00
PAYROLL SERVICE	\$2,500.00
PAYROLL TAXES - CONCESSION	\$2,800.00
PAYROLL TAXES - KIDS KAMP	\$2,000.00
PAYROLL TAXES - POOL	\$10,500.00
PAYROLL TAXES - RECREATION	\$3,000.00
POOL CHEMICALS	\$1,000.00
POOL & LAKE TESTING	\$6,500.00
POOL MAINTENANCE	\$28,000.00
P1 & P2 UTILITIES	\$26,000.00
RECREATION FUNCTIONS	\$6,000.00
SUPPLIES - RECREATION	\$4,500.00
SWIM TEAM DONATION	\$1,000.00
TELEPHONES	\$1,200.00
UNIFORMS	\$1,400.00
UTILITIES	\$30,000.00
WAGES - CONCESSION	\$15,000.00
WAGES-KIDS KAMP	\$10,000.00
WAGES-POOL	\$65,000.00
WAGES-RECREATION	\$20,000.00
<u>TOTAL REC EXPENSES</u>	<u>\$275,300.00</u>

TOTAL EXPENSE ALL DEPARTMENTS **\$1,644,350.00**

TOTAL INCOME **\$1,644,350.00**

ADMIN EXPENSES	\$436,850.00
PUBLIC SAFETY EXPENSES	\$393,650.00
MAINTENANCE EXPENSES	\$538,550.00
RECREATION EXPENSES	\$275,300.00
<u>TOTAL EXPENSES</u>	<u>\$1,644,350.00</u>