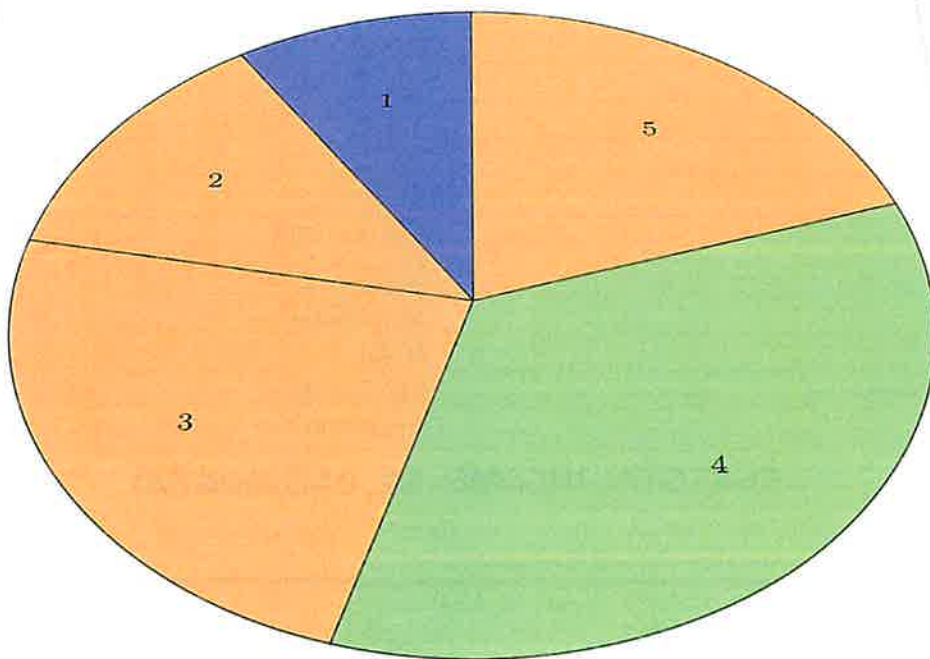


WALPOA Operating Budget 2026-2027

Approved 01/17/26



2026-2027 WALPOA APPROVED BUDGET

INCOME

Dues Income	\$1,818,000.00
Prior Dues	\$48,000.00
Rental Fee Income	\$45,450.00
Attorney Legal Fees Income	\$200.00
Gate Card Fee Income	\$5,000.00
ATV Registration	\$150.00
Interest Income on Dues	\$30,000.00
Credit Card Fee Income	\$1,000.00
Collection Fee Income	\$1,200.00
NSF Fees	\$0.00
Boat Rack Rental Income	\$0.00
Builders Packet Income- Admin Processing	\$1,000.00
Cable TV Income	\$8,500.00
Clubhouse Rental Income	\$0.00
Concessions Income- Taxable	\$1,000.00
P2 Concessions Taxable	\$16,000.00
Court Costs Recovered Income	\$0.00
Interest Income on Bank Accounts	\$25,000.00
Kids Camp Income	\$0.00
Mailbox Income	\$3,600.00
Marquee Income	\$200.00
Raffle Ticket Income	\$0.00
Recreation Income	\$3,500.00
Resale Certificate Fee Income	\$18,000.00
Swim Lessons Income	\$0.00
Trash Tickets Sale Income	\$21,200.00
Vending Proceeds Income	\$0.00
Violations Fees Recovered Income	\$10,000.00
Miscellaneous Income	\$1,000.00

SUBTOTAL INCOME: \$2,058,000.00

ADMINISTRATION EXPENSES

Wages	\$220,000.00
Payroll Taxes	\$18,500.00
Benefits	\$20,000.00
Accounting Fees	\$19,000.00
Advertising	\$0.00
Appreciation Day	\$800.00
Badges- Membership	\$0.00
Bank and Finance Charges (overdrafts)	\$1,000.00

2026-2027 WALPOA APPROVED BUDGET

Credit Card Bank Charges (Processing Fees)	\$4,500.00
Collection Fee and Credit Card Fees	\$1,000.00
Board Meeting Costs	\$1,400.00
Builders Packet- Engineers Fee	\$1,000.00
Bottled Water for Office	\$1,300.00
Charitable Contributions	\$500.00
Collection Court Costs	\$8,000.00
Computer Expenses	\$20,000.00
Continuing Education	\$500.00
Copier Maintenance	\$4,100.00
Dues and membership	\$0.00
Employee Screening Fees	\$200.00
Exterminator	\$200.00
Income & Property Tax	\$35,150.00
Insurance - Commercial	\$169,500.00
Insurance/Workers Comp	\$40,000.00
Internet Access	\$2,000.00
Legal Fees	\$45,000.00
Legal Judgements	\$900.00
Newsletter Costs	\$5,500.00
Payroll Services	\$9,000.00
Postage	\$6,000.00
Postage Equipment Rental	\$3,000.00
Printing	\$0.00
Supplies	\$8,300.00
Telephone	\$5,000.00
Telephone- Cellular	\$0.00
Utilities	\$8,500.00
Vehicle Fuel and Mileage	\$500.00
Vehicle Registration	\$200.00
Vehicle Repair and Maintenance	\$5,000.00
Website Service	\$250.00

TOTAL ADMINISTRATIVE EXPENSES: \$665,800.00

PUBLIC SAFETY EXPENSES

Wages	\$279,116.00
Overtime- Security	\$8,000.00
Payroll Taxes	\$30,000.00
Benefits	\$25,200.00
Utilities	\$5,500.00
Supplies	\$4,000.00
Telephone	\$900.00
Telephone- Cellular	\$0.00
Camera Repairs and Maintenance	\$3,000.00
Computer Repairs and Maintenance	\$1,000.00

2026-2027 WALPOA APPROVED BUDGET

Continuing Education	\$500.00
Equipment Repair and Maintenance	\$3,000.00
Gate Supply and Repair	\$8,500.00
Uniforms	\$1,500.00
Vehicle Fuel & Mileage	\$16,000.00
Vehicle Repairs and Maintenance	\$10,500.00
Vehicle Registration	\$200.00

TOTAL PUBLIC SAFETY EXPENSES: \$396,916.00

MAINTENANCE EXPENSES

Wages	\$280,000.00
Overtime- Maintenance	\$12,000.00
Payroll Taxes	\$22,500.00
Benefits	\$25,200.00
Utilities	\$20,000.00
Supplies	\$8,000.00
Telephone	\$1,000.00
Telephone- Cellular	\$0.00
Building Repairs and Maintenance	\$26,000.00
Permits	\$500.00
Contingency	\$30,000.00
Continuing Education	\$500.00
Contract Services	\$30,000.00
Dam Inspections	\$5,000.00
Dam Maintenance	\$8,000.00
Drainage	\$7,000.00
Lake Treatment	\$40,000.00
Lakes and Beaches	\$3,000.00
Road Repairs	\$67,734.00
Sanitation	\$24,000.00
Signs/ Other	\$1,400.00
Snow Removal	\$50,000.00
Uniforms	\$1,000.00
Rentals / Tools & Equipment	\$8,000.00
Vehicle Fuel & Mileage	\$20,000.00
Vehicle Repairs and Maintenance	\$15,000.00
Vehicle Registration	\$2,100.00
Exterminator	\$700.00
Environmental	\$1,000.00
Equipment and Small Tools	\$14,600.00
Grounds/ Fields / Courts Maintenance	\$9,000.00

TOTAL MAINTENANCE EXPENSES: \$733,234.00

2026-2027 WALPOA APPROVED BUDGET

RECREATION EXPENSES

Wages - Recreation	\$24,000.00
Wages - Concession	\$33,500.00
Wages- Pool	\$51,500.00
Payroll Taxes -Recreation	\$2,400.00
Payroll Taxes -Concession	\$3,350.00
Payroll Taxes-Pool	\$5,150.00
Payroll Services	\$1,200.00
Utilities	\$10,000.00
Utilites - Pool	\$31,000.00
Supplies	\$5,000.00
Telephone	\$1,050.00
Beautification	\$1,300.00
Carnival	\$10,000.00
Pool Chairs	\$2,500.00
Pool Chemicals	\$2,000.00
Pool Maintenance	\$40,000.00
Pool and Lake Testing	\$6,500.00
Recreation Functions	\$7,500.00
Lake and Beaches Maintenance	\$0.00
Lake Treatments	\$0.00
Swim Team	\$1,500.00
Uniforms	\$4,500.00
Concession Expenses	\$15,000.00
Equipment Repair and Maintenance	\$2,500.00
Continuing Education	\$600.00

TOTAL RECREATION EXPENSES: \$262,050.00

SUBTOTAL INCOME	\$2,058,000.00
Admin Expense	\$665,800.00
Public Safety Expense	\$396,916.00
Maintenance Expense	\$733,234.00
Recreation Expense	\$262,050.00
TOTAL EXPENSE	\$2,058,000.00

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