

WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET 2021-2024

INCOME *BOOKED	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
	<u>ACTUALS</u>	<u>ACTUALS</u>	<u>BUDGETED</u>	<u>APPROVED</u>
Assessments Billed	6,448,692	6,651,070	6,952,323	7,301,205
WP LLC Inc. Amenity Fee 1%	270,938	332,365	200,000	200,000
HOA Disclosures, other, Landscaping	161,890	172,607	42,748	71,762
Cell Tower Leases	130,803	130,995	120,000	120,000
2022 Reim S&R FROM Road & Reserve Accounts	1,112,194	31,726		
<u>TOTAL INCOME</u>	8,124,517	7,318,763	7,315,071	7,692,967
OUTLAYS				
Police Includes Capital	1,281,338	1,349,448	1,460,520	1,542,616
Fixed-Taxes- Facilities Repair/Replace	585,475	412,576	353,000	326,000
General & Administrative	593,996	640,494	675,663	689,263
Architectural Review Board	70,571	68,795	90,793	81,103
Road Maintenance	3,231,973	2,434,112	2,241,563	2,268,659
Public Areas- Pools: Rodes Farm & Chestnut Springs	234,732	177,077	194,297	237,297
ES Bldgs. Mt. Station I & Valley Station II	67,166	53,138	61,268	61,268
Fire Dept. Operations Contribution	55,000	50,000	50,000	50,000
Fire & Rescue Personnel	1,647,737	1,695,837	1,897,916	2,146,684
Rescue Dept. Operations Contribution	50,000	50,000	50,000	50,000
<u>TOTAL OUTLAYS</u>	7,817,988	6,931,477	7,075,020	7,452,890
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails/Carbon Credits	12,549	51,056	20,000	20,000
Contingency for Trails Paving/Park Expense	20,000	20,000	20,000	20,000
Snow & Storm				
<u>RESERVES</u>				
Wintergreen Drive & Asphalt Roads	210,000	180,000	160,000	160,000
<u>TOTAL CONTINGENCY & RESERVES</u>	282,549	291,056	240,000	240,000
TOTAL OUTLAYS & RESERVE FUNDING	8,100,537	7,222,533	7,315,020	7,692,890
NET FOR YEAR	23,980	96,230	51	77

2024 ASSESSMENT INCREASE OF \$98 BASED ON IMPROVED RATE 5% (\$8.16 INCREASED PER MONTH). NEW 2024 IMPROVED \$2067.00