

WCPVA 2025 Budget	2022 Actual	2023 Actual	2024 Forecast	2024 Budget	2025 Budget
Income	-27%	-25%	-27%	-21%	-17%
Association Dues	334,060.00	336,530.00	437,762.00	448,682.00	440,762.00
Discounts	-89,258.66	-85,772.00	-117,733.20	-94,223.22	-74,929.54
DRB Fee Income	210.00	190.00	90.00	0.00	0.00
Miscellaneous Income	0	24,923.12	0.00	0.00	0.00
Late Fees & Interest	4,686.05	0.00	2,600.00	2,000.00	0.00
Total Operating Income	249,697.39	275,871.12	322,718.80	356,458.78	365,832.46
Expense					
Admin/Other Expenses					
Website Admin	700.00	557.78	4,966.40	3,734.40	3,734.40
HOA Management Fees	12,000.00	17,140.00	27,420.00	27,420.00	27,420.00
Bank Service Charges	15.00	39.90	0.00	0.00	0.00
Bad Debt Expense	180.00	4,364.17	111.06	2,500.00	500.00
HOA Insurance	2,252.00	1,391.37	1,500.00	1,500.00	1,650.00
Accounting/Tax Return	0.00	0.00	350.00	350.00	350.00
Legal Fees	2,226.85	4,905.00	995.00	5,000.00	3,000.00
Meeting Expenses	0.00	225.00	300.00	850.00	500.00
Misc Admin/Other Exp	0.00	2,644.25	70.50	300.00	300.00
Office Supplies/Printing	0.00	1,016.91	50.00	500.00	150.00
Postage	670.00	571.02	163.83	132.00	200.00
Real Estate Taxes (Vacant	412.36	416.00	505.64	658.00	658.00
Total Admin/Other Expense	18,456.21	33,271.40	36,432.43	42,944.40	38,462.40
HOA Operations					
Community Dumpster	2,015.66	0.00	0.00	0.00	0.00
Gate / Fence Maintenance	15,733.05	15,417.08	12,913.87	16,000.00	20,000.00
Road & Sidewalk Maintena	72,584.60	80,536.78	99,244.88	95,000.00	110,000.00
Road Treatments - Mag Ct	29,033.27	38,550.60	43,488.90	40,000.00	47,000.00
Future Road Maint Appropri	0.00	0.00	35,000.00	35,000.00	35,000.00
Snow Removal (HOA)	84,150.00	78,582.96	78,582.96	87,250.00	80,299.60
Weed Spraying	0.00	0.00	5,544.00	0.00	5,000.00
Total HOA Operations	203,516.58	213,087.42	274,774.61	273,250.00	292,299.60
Total Operating Expense	221,972.79	246,358.82	311,207.04	316,194.40	330,762.00
NOI - Net Operating Income	27,724.60	29,512.30	11,511.76	40,264.38	35,070.46
Other Income					
Interest Income	460.70	1,855.38	3,969.46	500.00	500.00
Fire Mitigation Grant	0.00	0.00	5,000.00	10,000.00	10,000.00
Total Other Income	460.70	1,855.38	8,969.46	10,500.00	10,500.00
Other Expense					
CapEx: Road Impr	0.00	52,927.63	0.00	46,750.00	48,875.00
CapEx: Wildfire Mitigation	0.00	0.00	5,000.00	10,000.00	15,000.00
Total Other Expense	0.00	52,927.63	5,000.00	56,750.00	63,875.00
Net Other Income	460.70	-51,072.25	3,969.46	-46,250.00	-53,375.00
Net Income	28,185.30	-21,559.95	15,481.22	-5,985.62	-18,304.54

WCPVA Reserve Schedule	Estimates	2021	2022	2023	2024	2025	2026	2027
					FORECAST			
Balance Carry Forward			\$ 107,025	\$ 127,025	\$ 129,573	\$ 164,573	\$ 145,698	\$ 100,298
Unused portion of 2021 Road Budget			\$ 20,000					
Cash Transfer from Operating			\$ -	\$ 55,476	\$ -	\$ -	\$ -	\$ -
Fire mitigation matching grant	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Appropriation from Operations	\$ 40,000				\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Special Assessment/Reserve Assess	\$ 67,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 107,025	\$ 127,025	\$ 182,501	\$ 169,573	\$ 209,573	\$ 190,698	\$ 145,298
PROJECTS								
Diana Place (completed 2023)	\$40,000	0	\$ -	\$ 52,928	\$ -	\$ -	\$ -	\$ -
Beaver Canyon Culvert Replacement	\$42,500	0	\$ -	\$ -	\$ -	\$ 48,875	\$ -	\$ -
Entrances (5)	\$67,000	0	\$ -	\$ -	\$ -	\$ -	\$ 80,400	\$ -
Miner's Dream intersection Reconfig	\$40,000	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Fire Mitigation	\$20,000	0	0	\$ -	\$ 5,000	\$ 15,000	\$ 10,000	\$ 10,000
Total Expense		\$ -	\$ -	\$ 52,928	\$ 5,000	\$ 63,875	\$ 90,400	\$ 60,000
Reserve Ending Balance		\$ 107,025	\$ 127,025	\$ 129,573	\$ 164,573	\$ 145,698	\$ 100,298	\$ 85,298

WCPVA 2025 Dues Roll

	<u>2024 Dues</u>	<u>2025 Dues</u>	2025 Discount 20%	Discounted Dues if paid by 4/15/25
Class A	\$ 1,690.00	\$ 1,690.00	\$ 338.00	\$ 1,352.00
Class B	\$ 780.00	\$ 780.00	\$ 156.00	\$ 624.00
Class C	\$ 156.00	\$ 156.00	\$ 31.20	\$ 124.80
Class D	\$ 780.00	\$ 780.00	\$ 156.00	\$ 624.00