WTC MASTER - Operating
2025 Proposed Budget
January 1, 2025 - December 31, 2025

Assessment / Quarter / Owner: **$ 1,535**

	2025 Total Budget	2024 Actual Plus Forecast	2024 Approved Budget
INCOME			
Assessments - Operating			
Owner Assessment	2,210,689	2,211,069	2,016,000
Capital Contribution Income	0	6,000	12,000
Collection Fee Income	0	0	0
Collection Fee Interest	0	824	0
Late Fees	0	2,370	625
Maintenance Fees Operating	**2,210,689**	**2,220,262**	**2,028,625**
Total Assessments - Operating	**2,210,689**	**2,220,262**	**2,028,625**
Other Incomes			
Guest Fee Income	2,750	3,873	1,000
Guest Suites	23,731	24,756	21,459
Interest Income	0	231	0
Miscellaneous Income	0	2,493	0
Other Income	0	1,142	0
Outside Members	72,000	60,151	57,433
Rental Administrative Fee	20,000	4,054	0
Sales/County Tax Discount	0	71	0
Sub Assoc Management Fee	56,082	54,748	56,833
Super Senior Income	20,000	20,420	21,000
Tennis Pro Income	1,500	1,402	1,700
Tennis Pro Shop Income	1,250	161	1,250
Tournament Income	3,250	2,033	3,250
Total Other Incomes	**200,634**	**297,701**	**163,926**
TOTAL INCOME (Includes Reserve Funding)	**2,411,323**	**2,517,963**	**2,192,551**
EXPENSES			
Admin - Personnel			
Employee Hiring Expenses	1,500	320	4,000
Employee Incentives	3,000	2,751	3,300
Human Resources-Compliance	642	642	750
Cell Phone Reimurse	2,080	2,080	2,080

Payroll Processing Fees	3,180	2,784	5,175
Payroll Tax Expense	22,510	23,057	25,873
Health Insurance	24,849	24,849	26,950
Salaries & Wages	258,731	241,154	242,298
Worker's Compensation	1,656	2,274	2,819
Total Admin - Personnel	**316,492**	**299,912**	**12,890**
Administration			
Accounting Services	44,460	44,919	37,200
Annual Report	61	61	61
Auditing Fees	9,300	8,975	8,978
Bad Debt	5,000	0	5,000
Bank Fees	0	0	1,000
Contingency	28,000	30,405	29,250
Equipment Lease	4,200	4,052	4,823
Legal Fees	31,500	28,278	36,000
Licenses	3,790	2,335	3,875
Miscellaneous	0	520	0
Office Expense	14,400	11,930	14,400
Office Phone System/Cameras/Cable	11,700	11,662	15,000
Postage	3,487	3,487	3,000
Reserve Study/Appraisal	4,350	10,410	15,122
Square Charges	2,400	2,122	1,560
Tech Support / Software	22,300	17,392	20,548
Training and Prof Fees	3,000	300	4,000
Total Administration	**187,948**	**176,849**	**199,818**
Building			
Exercise Room Lease	11,580	11,386	10,750
Exercise Room Maintenance	1,000	1,397	1,050
Total Building	**12,580**	**12,783**	**11,800**
General Property Maintenance			
A/C Maintenance Contract	4,400	5,895	5,460
Equipment Purchases	7,000	0	7,000
Fire Systems Maintenance	3,500	2,560	2,000
Guest Suite Expense	2,000	4,130	4,500
Janitorial Service	35,700	34,764	38,469
Misc Major Projects	21,000	56,277	36,000
Pest Control	4,740	4,005	4,704
Repair And Maintenance	30,000	21,214	30,000
Uniforms	5,140	4,995	4,840
Cell Phone Reimurse	3,640	3,640	2,860
Payroll Processing Fees	3,180	4,639	5,340

Payroll Tax Expense	23,228	23,057	26,698
Health Insurance	21,000	20,050	18,200
Salaries & Wages	266,983	227,371	221,984
Worker's Compensation	7,315	11,372	12,029
Total General Property Maintenance	**431,510**	**423,969**	**128,134**
Grounds			
Gas/Mileage	2,400	2,272	2,400
Lake Maintenance	14,662	11,992	14,130
Landscape - Irrigation	9,900	13,467	8,000
Landscape - Trees	25,500	24,959	16,500
Landscape Contract	170,558	170,588	170,558
Landscape Supplies & Plants	13,500	8,246	5,500
Landscape-Mulch	12,000	2,494	12,000
Total Grounds	**248,520**	**234,017**	**229,088**
Insurance			
Insurance Expense	188,135	163,499	100,141
Total Insurance	**188,135**	**163,499**	**100,141**
Pool			
Pool Maintenance	27,600	26,714	26,400
Pool Repairs	7,500	7,237	7,500
Total Pool	**35,100**	**33,951**	**33,900**
Security/Gate			
Security	8,820	8,409	10,000
Gate Maintenance & Supplies	6,625	7,089	6,619
Total Security/Gate	**15,445**	**15,498**	**16,619**
Tennis Operations			
Super Senior Expenses	11,000	10,704	0
Tennis - Repair/Maint Supplies	5,600	4,199	7,500
Tennis Events	11,450	8,068	14,051
Payroll Processing Fees	3,177	1,856	1,757
Payroll Tax Expense	7,645	6,917	8,787
Health Insurance	8,308	8,308	9,100
Salaries & Wages	87,874	82,966	75,964
Worker's Compensation	2,408	2,274	3,947
Total Tennis Operations	**135,054**	**125,292**	**21,551**
Utilities			
Cable TV	399,599	420,603	378,051
Electricity	48,859	47,627	50,347
Trash Removal	18,900	18,724	16,542

Water / Sewer	10,200	18,843	7,800
Total Utilities	**477,558**	**505,797**	**452,740**
Z-Cafe Expenses			
Cafe - Other	0	1,305	0
Cafe - Propane	9,040	8,975	8,500
Cafe - Refrigeration Maintenance	3,000	1,345	4,000
Cafe - Repairs & Maintenance	1,200	518	7,700
Cafe - Supplies	4,740	5,250	4,750
Cafe Allocation	105,000	69,943	63,000
Total Cafe Expenses	**122,980**	**87,336**	**87,950**
Z -Reserve Expenses	240,000	240,000	240,000
Reserve Interest	0		0
Total Reserve Expenses	**240,000**	**240,000**	**240,000**
Total Expenses	**2,411,323**		
Net Operating Income	**(0)**		