

## A note from your Budget Committee

Hello from the WTMC Budget Committee. It's that time of year again, when the leaves begin to fall, the days begin to shorten, and the chill of an oncoming winter is in the air. It's also the time of year that we begin to look ahead and when things that were overlooked all summer somehow begin to take on a new sense of urgency. It is with this sense of urgency that your 2025 budget committee comes to you this year with a request for approval.

Let's begin with the most pressing issue. The green belts. It's no secret that forest fires are no longer reserved for the forest. Most of you probably remember the Sumner Grade fire a few short years ago. It had some of our members running for their lives, not to mention leaving their property vulnerable to complete destruction. We caught a break at that time. To protect life and property, we are working with the Department of Natural Resources to achieve fireside standards in all WTMC owned green belts. Fireside standards require the mulching of all dead trees, shrubs, blackberries and overgrowth. This will maximize our chances of surviving a fire event and lead to healthier green belts. Due to the extensive requirements, the cost of this process is significant. We had previously increased the funding for green belt mitigation in the 2024 budget. Even though the funding increase was substantial, it is unfortunately far from what is required to complete the job. Approving this budget will allow us to finish the job. You will see this reflected in the green belt budget request. We hope to recoup some of these funds from state grants, but unfortunately, we won't know until after we complete the work.

Anyone like to play pickleball or tennis? How about basketball? Me too. Typically, I like to play at the YMCA in Sumner. Every now and then I like to take my grandkids down to Jenks and have a go round when the weather is nice. I suspect I'm not the only one. I also suspect that I'm not the only one who has tripped on some of the uneven surfaces at Jenks, not to mention the irritation it causes me to have to sponge or squeegee off the court before we play due to puddling. The reason the surface is like that is because the court has outlived its life expectancy. We have had multiple companies assess the condition of the surface to see if it can be repaired. Unfortunately, it's always the same answer. We must replace the court. It has been built up so many times over the years that repair is no longer an option. They will literally have to grind and remove the entire old court, replace it with new asphalt, paint, and sealant. On the bright side, we will be able to have a full ½ court for basketball with a new regulation hoop and will be able to modify the layout to add additional pickleball courts, and possibly lighting for extended use. Tennis will also be available, of course.

In case you're thinking, "oh it can wait" or "it's not really that important". Make no mistake: if we don't replace the court, there won't be a court to use next year, our insurance will see to that. Once again, we are asking for approval of the proposed budget. For those of you that have been out in the sun this summer you may have noticed some significant changes at Lakeridge and Jenks Parks. New sprinkler systems were installed at both parks. Drainage was installed and repaired at Jenks. The boat launch was asphalted, and directional lanes were created. A new playground, drainage and parking were also installed at Lakeridge Park. These were just a few of the many improvements that were made over the last year, thanks to the approval of the last two budgets. Now that we have made the improvements, we need to maintain them. Specifically, the grass at both parks. Currently the sprinkler system and drainage systems at both parks are fully functional. It only makes sense to maintain the grass. This means we need to thatch, aerate, overseed and of course, water these areas. To fulfill these maintenance requirements. We would like to encourage you to vote "yes" on the budget request.

In conclusion, we have spent over 80 hours going over the numbers again and again, making sure that we are maximizing every single dollar. Believe me when I say, "It's not lost on us that if ever was money tight, it's now". We sincerely hope that you decide to vote "Yes" on the budget request. It certainly wasn't taken lightly. WTMC board members along with members of the Budget Committee will be hosting two community forums on the budget. We encourage you to drop in with any questions or comments you may have.

**See the WTMC website calendar for links to the following meetings:**

[October 22nd from 6-8PM on Teams](#) and in the office.

[October 29th from 6-8PM on Teams](#) and in the office.

## WTMC Proposed Budget for 2025

	2024 Budget	%	2025 Budget		2024 Budget	%	2025 Budget
<b>HOA Dues</b>				<b>EVENTS</b>			
HOA Dues	\$648,125.00	20.0%	\$777,750.00	LTCC - Fireworks	\$1,500.00	0%	\$1,500.00
Bank Interest Income	\$200.00	900.0%	\$2,000.00	Community Events	\$3,000.00	33%	\$4,000.00
Key cards	\$0.00	0.0%	\$2,000.00	<b>TOTAL EVENTS/PROJECTS</b>	<b>\$4,500.00</b>	<b>22%</b>	<b>\$5,500.00</b>
Cabana Rentals	\$1,500.00	0.0%	\$1,500.00	<b>OUTSIDE SERVICES</b>			
Escrow Fees	\$0.00	100.0%	\$4,000.00	Vehicle & Park Equip. Maintenance	\$1,900.00	163%	\$5,000.00
Late Fees	\$0.00	100.0%	\$5,000.00	HV Road Maintenance	\$8,000.00	19%	\$9,500.00
Liens Fees	\$0.00	100.0%	\$3,000.00	WTMC Road Maintenance	\$4,500.00	0%	\$4,500.00
Donations	\$0.00	0.0%	\$0.00	NEW Street Light Install	\$1,000.00	0%	\$1,000.00
HV Road Dues	\$8,000.00	-23.8%	\$6,100.00	Parks Ground Maintenance	\$50,500.00	28%	\$64,500.00
<b>TOTAL INCOME</b>	<b>\$657,825.00</b>	<b>21.8%</b>	<b>\$801,350.00</b>	Greenbelt Planning & Maintenance	\$50,000.00	40%	\$70,000.00
<b>EXPENSES</b>				Security\Sheriff	\$8,500.00	47%	\$12,500.00
<b>PAYROLL</b>				Accountant	\$6,500.00	131%	\$15,000.00
Office Manager	\$59,787.00	3%	\$61,620.00	Reserve Study Firm	\$2,380.00	8%	\$2,571.00
Office Assistant	\$36,036.00	4%	\$37,440.00	Tax Preparation	\$1,000.00	5%	\$1,050.00
Facilities Coordinator	\$60,000.00	0%	\$60,000.00	Annual Audit	\$10,000.00	5%	\$10,500.00
AFM/Park Manager	\$0.00	0%	\$0.00	Office Equip. Maintenance Contract	\$1,500.00	17%	\$1,750.00
Park Attendants	\$75,000.00	0%	\$75,000.00	Attorney - Board	\$7,000.00	-64%	\$2,500.00
Payroll Tax Burden	\$23,776.00	13%	\$26,916.90	Attorney - Collections	\$11,000.00	18%	\$13,000.00
<b>TOTAL PAYROLL</b>	<b>\$254,599.00</b>	<b>3%</b>	<b>\$260,976.90</b>	Lien Fees	\$5,000.00	40%	\$7,000.00
<b>PARK UTILITIES/EXPENSES</b>				IT Services	\$2,400.00	-38%	\$1,500.00
Water	\$9,500.00	26%	\$12,000.00	HR Expense	\$400.00	13%	\$450.00
Garbage	\$4,480.00	27%	\$5,700.00	<b>TOTAL OUTSIDE SERVICES</b>	<b>\$171,580.00</b>	<b>30%</b>	<b>\$222,321.00</b>
Electricity	\$810.00	23%	\$1,000.00	<b>TAXES AND INSURANCE</b>			
Porta-Potties	\$3,150.00	62%	\$5,100.00	Taxes	\$300.00	0%	\$300.00
Gate Phone + Internet	\$3,540.00	19%	\$4,230.00	Property taxes	\$80.00	0%	\$80.00
PSE Street Lights Power Bill	\$12,000.00	-17%	\$10,000.00	Liability Insurance	\$29,230.00	3%	\$30,080.40
Facility Supplies & Maintenance	\$10,100.00	29%	\$13,000.00	Directors Insurance	\$6,131.00	30%	\$7,970.29
<b>PARK TOTAL</b>	<b>\$43,580.00</b>	<b>17%</b>	<b>\$51,030.00</b>	Commercial Umbrella Insurance	\$0.00	100%	\$3,684.00
<b>OFFICE EXPENSES</b>				Auto Insurance	\$3,710.00	59%	\$5,906.40
Rent	\$15,265.00	5%	\$16,020.00	<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$39,451.00</b>	<b>22%</b>	<b>\$48,021.09</b>
Bank Charges	\$300.00	-80%	\$60.00	<b>DUES AND SUBSCRIPTIONS</b>			
Postage	\$2,600.00	-31%	\$1,800.00	501c3 Permit	\$120.00	0%	\$120.00
Office Supplies	\$6,000.00	-75%	\$1,500.00	LTCC Contribution	\$1,500.00	0%	\$1,500.00
Phone + Internet	\$3,385.00	-32%	\$2,300.00	CAI Membership	\$305.00	0%	\$305.00
Mileage Reimbursement	\$250.00	100%	\$500.00	Website	\$950.00	0%	\$950.00
Annual Meeting	\$3,215.00	0%	\$3,200.00	Software Licenses	\$8,275.00	35%	\$11,150.00
<b>TOTAL ADMINISTRATION</b>	<b>\$31,015.00</b>	<b>-18%</b>	<b>\$25,380.00</b>	<b>TOTAL DUES &amp; SUBS.</b>	<b>\$11,150.00</b>	<b>26%</b>	<b>\$14,025.00</b>
<b>MISCELLANEOUS/Other OP</b>				<b>TOTAL EXPENSES</b>			
Other Operator Exp	\$0.00	0%	\$0.00	<b>\$657,825.00</b>	<b>21.8%</b>	<b>\$801,350.00</b>	
Bad Debt Expense	\$0.00	100%	\$22,096.01	<b>BUDGET SURPLUS/DEFICIT</b>			
Board Training	\$700.00	-29%	\$500.00	<b>\$ -</b>	<b>\$ -</b>		
Staff Training	\$750.00	33%	\$1,000.00	\$425.00	Dues	\$510.00	
Staff Appreciation	\$500.00	0%	\$500.00	2025 Dues \$510.00			
Reserve Fund contribution	\$100,000.00	0%	\$100,000.00	Payment DUE by 3/1/2025			
RF Special contribution	\$0.00	100%	\$50,000.00				
<b>TOTAL MISCELLANEOUS</b>	<b>\$101,950.00</b>	<b>71%</b>	<b>\$174,096.01</b>				

Contact the office for payment plans.

<b>Payment plans available</b>
\$127.50 per month (4 payments) - 12/1-3/1
\$255 per payment (2 payments) - 12/1 & 3/1