

Wheeler Landing Yacht Harbor
2024 Budget

Income	2023 Act	2024 Budget	2024 vs 2023
Annual Dues	296,930.00	305,980.00	\$9,050.00
Dock Leasing Fees	\$6,073.00	\$5,000.00	-\$1,073.00
Pump Out	\$300.00	\$0.00	-\$300.00
Laundry	\$347.00	\$400.00	\$53.00
Clubhouse Rental	\$1,015.00	\$500.00	-\$515.00
Other Income	\$3,363.00	\$3,500.00	\$137.00
Dues Refund			\$0.00
Shareholder Loans			\$0.00
Interest	\$682.00	\$300.00	-\$382.00
Total Income	\$308,710.00	\$315,680.00	\$6,970.00
Expenses			
Bank Service Charges	\$480.00	\$250.00	-\$230.00
Cable TV / Internet/ Phone	\$4,944.00	\$5,000.00	\$56.00
Dock and Seawall Repairs	\$27,760.00	\$27,000.00	-\$760.00
Dues and Subscriptions	\$4,475.00	\$250.00	-\$4,225.00
Every Day Operations	\$3,730.00	\$3,618.00	-\$112.00
Insurance	\$9,968.00	\$11,000.00	\$1,032.00
Lawn and Landscaping	\$13,236.00	\$13,000.00	-\$236.00
Mte/Janitor/Bathroom Supplies	\$28,057.00	\$22,000.00	-\$6,057.00
Mileage Reimbursement	\$490.00	\$1,000.00	\$510.00
Office Supplies	\$855.00	\$600.00	-\$255.00
Pool	\$9,048.00	\$5,000.00	-\$4,048.00
Porta John	\$1,721.00	\$1,850.00	\$129.00
Prof Fees (Legal / Accounting)	\$11,060.00	\$12,962.00	\$1,902.00
Projects and Project Wages	\$33,451.00	\$46,000.00	\$12,549.00
Property Taxes	\$42,850.00	\$45,000.00	\$2,150.00
Refuse Removal/Dumpsters	\$3,925.00	\$3,400.00	-\$525.00
Special Events	\$371.00	\$500.00	\$129.00
Utilities	\$34,672.00	\$36,450.00	\$1,778.00
Wages and Payroll	\$31,527.00	\$42,300.00	\$10,773.00
Equipment	\$2,366.00	\$2,500.00	\$134.00
Pier Replacement	\$30,000.00	\$30,000.00	\$0.00
Income Tax	\$6,000.00	\$6,000.00	\$0.00
Equipment	\$1,160.00		
Total Expenses	\$302,146.00	\$315,680.00	\$13,534.00
Income less Expense	\$6,564.00	\$0.00	

Wheeler Landing Yacht Harbor

2023 Highlights and 2024 Focus

2023 Completed Projects

- Replaced four 40' docks and ramps
- Replaced one 50' dock and ramp
- Replaced one 56' dock and ramp
- Power washed all docks and common areas prior to season opening
- Replaced pool heater
- Upgraded camera system
- Replaced lawn sprinkler pump
- Recovered from an electrical failure affecting our NE corner
- Rebuilt South sea wall rip rap and restored shoreline
- Purchased replacement Pump Out Machine (75% grant)
- Started the switch to LED lighting on power pedestals
- Switched clubhouse to LED lighting
- Started Website advertising to boost revenue
- Generated \$8,700 through investment of our capital fund

2024 Focus

Rebuild board walk as required

Build and install 3 new docks

Rebuild bike racks

Demo small shed in NW corner of property

Repair drain covers in N and S parking lots

Reroof fish house/pump out shed

Add flag at channel entrance

Add welded wire fencing along river for geese deterrent

Repair / replace picnic tables

Continue switch to LED lighting to reduce energy consumption and cost

Start a multi-year project to replace the pier dock ramps