

Westview Homeowners Association
2019 Statement of Operations & 2020 Budget
January 1 through December 31

Income:	(Actual) 2019	(Budgeted) 2020
Membership Dues	\$ 79,510	\$ 91,140
Senior Dues	<u>19,615</u>	<u>20,460</u>
Total Membership Dues	\$ 99,125	\$ 111,600
<i>* Uncollected delinquent dues \$13,690</i>		
Other Income:		
Past Dues & Collections	8,195	0
Non-Resident Pool Passes	0	0
Late Fee/Finance Charges	1290	1300
Swim Lessons	0	0
Pool Parties	250	350
Capital Improvement Assessments	0	0
Guest Pass Fees	0	0
Miscellaneous Income-Other	415	1,000
Uncategorized Income	<u>0</u>	<u>1,000</u>
Total Other Income	\$ 10,150	\$ 3,650
Total Income	\$ 109,275	\$ 115,250
Pool Operations:		
Pool Management Contract	3,750	4,500
Workers Compensation	1,467	1,500
Salaries	29,373	30,000
Pool Tags	145	500
Licenses, Permits	1,707	2,000
Maintenance & Supplies	2,185	2,500
Electric	5,260	5,500
Gas	1,916	2,000
Water	2,960	3,000
Sewer	5,614	5,800
Telephone	2,109	2,200
Trash Pickup	<u>167</u>	<u>900</u>
Total Pool Operations	\$ 56,653	\$ 60,400
Pool Repairs:		
General Pool Repairs	596	5,000
Replace/Repairs/Other	1,798	10,000
Diving Board Replacement	<u>0</u>	<u>15,000</u>
Total Repairs	\$ 2,394	\$ 30,000

This budget was formally approved by the WHOA Board of Trustees in accordance with the Amended Code of Regulations, Article VIII, Section 1 on 4/29/2020

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	(Actual) 2019	(Budgeted) 2019
Grounds:		
LawnCare	1,852	2,000
Grounds Maintenance	412	500
Building Repairs	112	500
Grounds Other	2,852	3,000
Parking Lot Reseal	0	5,000
Total Grounds	\$ 5,228	\$ 11,000
Administration:		
Advertising	0	0
Website	141	200
Real Estate Taxes	261	275
Insurance	6,039	6,500
Office Supplies & Miscellaneous	136	275
Legal Fees – Collections	3,344	3,500
Legal Fees – Other	0	0
Postage & Delivery	296	600
Bank Service Charges	15	100
Social Events	368	500
Printing & Reproduction	256	500
State Filings Fees	0	0
Other	1,694	1,000
Total Administration	\$ 12,550	\$ 13,450
Total Expenses	\$ 76,825	\$ 114,850
Net Surplus / Deficit From Operations	\$ 32,450	\$ 400
Total Cash PNC- Beginning Balance	\$ 27,833	\$ 49,283
Net Surplus / Deficit From Operations	\$ 32,450	\$ 400
Ending Balance	\$ 60,283	\$ 49,683
Less Capital Reserve	\$ (11,000)	\$ (27,000)
Total Cash PNC-Ending Balance	\$ 49,283	\$ 22,683

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