

Westview Homeowners Association
2020 Statement of Operations & 2021 Budget
January 1 through December 31

Income:	(Actual) 2020	(Budgeted) 2021
Membership Dues	\$ 72,070	\$ 112,060
Senior Dues	<u>18,445</u>	<u>20,000</u>
Total Membership Dues	\$ 90,515	\$ 132,060
<i>* Uncollected delinquent dues \$21,549</i>		
Other Income:		
Past Dues & Collections	9,537	0
Non-Resident Pool Passes	0	0
Late Fee/Finance Charges	0	0
Swim Lessons	0	0
Pool Parties	0	0
Capital Improvement Assessments	0	0
Guest Pass Fees	0	0
Miscellaneous Income-Other	0	4,000
Uncategorized Income	<u>0</u>	<u>1,000</u>
Total Other Income	\$ 9,537	\$ 5,000
Total Income	\$ 100,052	\$ 137,060
Pool Operations:		
Pool Management Contract	4,050	15,700
Workers Compensation	1,002	1,500
Salaries & Taxes	23,211	25,000
Pool Tag System	121	2,700
Licenses, Permits	1,248	2,000
Maintenance & Supplies	2,882	3,000
Electric	4,619	5,000
Gas	479	1,000
Water	2,293	2,500
Sewer	4,954	5,800
Telephone	1,581	2,000
Trash Pickup	<u>906</u>	<u>1,000</u>
Total Pool Operations	\$ 47,346	\$ 67,200
Pool Repairs:		
General Pool Repairs	0	5,000
Replace/Repairs/Other	0	10,000
Diving Board Replacement	<u>7,250</u>	<u>5,000</u>
Total Repairs	\$ 7,250	\$ 20,000

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

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	(Actual)	(Budgeted)
	2020	2021
Grounds:		
LawnCare	1,898	2,000
Grounds Maintenance	0	500
Building Repairs	0	500
Grounds Other	960	3,000
Parking Lot & Courts	0	15,000
Total Grounds	\$ 2,858	\$ 21,000
Administration:		
Advertising	0	0
Website	21	200
Real Estate Taxes	261	275
Insurance	5,768	6,000
Office Supplies & Miscellaneous	303	300
Legal Fees – Collections	1,308	1,400
Legal Fees – Other	0	0
Postage & Delivery	516	600
Bank Service Charges	63	100
Social Events	411	500
Printing & Reproduction	299	500
State Filings Fees	0	0
Other	2,005	1,000
Total Administration	\$ 10,955	\$ 10,875
Total Expenses	\$ 68,409	\$ 119,075
Net Surplus / Deficit From Operations	\$ 31,643	\$ 17,985
Total Cash PNC- Beginning Balance	\$ 49,283	\$ 33,926
Net Surplus / Deficit From Operations	\$ 31,643	\$ 17,985
Ending Balance	\$ 80,926	\$ 51,911
Less Capital Reserve	\$ (47,000)	\$ (15,500)
<small>(2019 capital reserve funds transferred in 2020)</small>		
Total Cash PNC-Ending Balance	\$ 33,926	\$ 36,411

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