

**Westview Homeowners Association**  
**2018 Statement of Operations & 2019 Budget**  
**January 1 through December 31**

<b>Income:</b>	<b>(Actual)</b> <b>2018</b>	<b>(Budgeted)</b> <b>2019</b>
Membership Dues	\$ 81,956	\$ 91,140
Senior Dues	19,840	20,460
<b>Total Membership Dues</b>	<b>\$ 101,796</b>	<b>\$ 111,600</b>
* Uncollected delinquent dues \$10,114		
 <b>Other Income:</b>		
Past Dues & Collections	5,380	0
Non-Resident Pool Passes	310	0
Late Fee/Finance Charges	1210	1250
Swim Lessons	1092	500
Pool Parties	600	500
Capital Improvement Assessments	100	0
Guest Pass Fees	0	0
Miscellaneous Income-Other	545	1,000
Uncategorized Income	361	1,000
<b>Total Other Income</b>	<b>\$ 9,598</b>	<b>\$ 4,250</b>
 <b>Total Income</b>	 <b>\$ 111,394</b>	 <b>\$ 115,850</b>
 <b>Pool Operations:</b>		
Pool Management Contract	33,600	5,000
Workers Compensation	0	500
Salaries	0	27,500
Pool Tags	343	500
Licenses & Permits	875	1,200
Maintenance & Supplies	291	1,000
Electric	4,615	4,500
Gas	1,699	2,000
Water	2,339	1,500
Sewer	4,955	4,000
Telephone	1,765	1,800
Trash Pickup	853	900
<b>Total Pool Operations</b>	<b>\$ 51,335</b>	<b>\$ 50,400</b>
 <b>Pool Repairs:</b>		
General Pool Repairs	6,045	10,000
Replace/Repairs/Other	5,803	20,000
Pool Tile Replacement	8,200	0
<b>Total Repairs</b>	<b>\$ 20,048</b>	<b>\$ 30,000</b>

This budget was formally approved by the WHOA Board of Trustees in accordance with the Amended Code of Regulations, Article VIII, Section 1 on 4/5/19

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	(Actual) 2018	(Budgeted) 2019
<b>Grounds:</b>		
LawnCare	2,520	2,600
Grounds Maintenance	622	2,500
Building Repairs	253	2,500
Perimeter Fence	10,250	0
Grounds Other	597	1,000
Parking Lot Reseal	0	5,000
<b>Total Grounds</b>	<b>\$ 14,242</b>	<b>\$ 13,600</b>
<b>Administration:</b>		
Advertising	0	0
Website	141	200
Real Estate Taxes	256	275
Insurance	6,026	6,500
Office Supplies & Miscellaneous	268	275
Legal Fees – Collections	1,734	2,000
Legal Fees – Other	0	2,500
Postage & Delivery	574	600
Bank Service Charges	483	500
Social Events	327	500
Printing & Reproduction	328	500
State Filings Fees	0	1,500
Other	1,678	0
<b>Total Administration</b>	<b>\$ 11,815</b>	<b>\$ 15,350</b>
 <b>Total Expenses</b>	 <b>\$ 97,440</b>	 <b>\$ 109,350</b>
 <b>Net Surplus / Deficit From Operations</b>	 <b>\$ 13,954</b>	 <b>\$ 6,500</b>
 <b>Total Cash PNC- Beginning Balance</b>	 <b>\$ 30,241</b>	 <b>\$ 27,833</b>
<b>Net Surplus / Deficit From Operations</b>	<b>\$ 13,954</b>	<b>\$ 6,500</b>
 <b>Total Cash PNC- Ending Balance</b>	 <b>\$ 44,195</b>	 <b>\$ 34,333</b>
<b>Less Capital Reserve</b>	<b>\$ (15,000)</b>	<b>\$ (20,000)</b>
 <b>Total Ending Balance</b>	 <b>\$ 29,195</b>	 <b>\$ 14,333</b>

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