

Westridge Homeowners Association, Inc.

2022 Budget

		12 Month			2022 Annual Budget Approved
		Actual From 11- 2020 to 10-2021	Variance	2021 Annual Budget	
Income					
4000	Assessments	\$ 94,347.10	5,622.10	88,725.00	88,725.00
4050	Late Charges	512.05	512.05	0.00	0.00
4200	Interest Income	57.06	57.06	0.00	0.00
4300	Initiation Fee Income	10,476.14	10,476.14	0.00	0.00
4955	Misc. Income	495.73	495.73	0.00	0.00
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Total Revenues		105,888.08	17,163.08	88,725.00	88,725.00
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Expenses					
General & Administrative					
6000	Management Fees	11,400.00	0.00	11,400.00	11,400.00
6050	Accounting Fees/Services	200.00	(175.00)	375.00	375.00
6150	Legal - Collection Fees	0.00	(3,000.00)	3,000.00	3,000.00
6200	Postage & Mail	0.00	(200.00)	200.00	200.00
6205	Termite Bond	150.00	0.00	150.00	150.00
6210	Quarterly Pest Control	80.00	80.00	0.00	320.00
6215	Garbage Service	60.00	60.00	0.00	240.00
6225	Liability Insurance	4,899.47	399.47	4,500.00	4,900.00
6250	D&O Insurance	2,005.00	5.00	2,000.00	2,005.00
6300	Incorporation Dues	0.00	(35.00)	35.00	35.00
6353	Printing & Reproduction	881.33	(1,018.67)	1,900.00	1,900.00
6354	Property Taxes	124.90	24.90	100.00	125.00
6450	HOA Yard of the Month	0.00	(325.00)	325.00	325.00
6451	HOA Social Activities	4,700.09	1,000.09	3,700.00	3,800.00
6500	Misc. G & A	873.12	(326.88)	1,200.00	1,200.00
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General Expenses Total		25,373.91	(3,511.09)	28,885.00	29,975.00
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Community/Recreation Area					
6525	Pool Contract	10,240.60	2,940.60	7,300.00	8,000.00
6550	Pool Repairs	0.00	(1,500.00)	1,500.00	1,500.00
6600	Pool Health Inspection	375.00	(25.00)	400.00	375.00
6850	Pool Supplies	0.00	(1,000.00)	1,000.00	1,000.00
6900	Pool Telephone	1,762.09	312.09	1,450.00	1,800.00
6950	Pool Furniture & Fixtures	0.00	(500.00)	500.00	500.00
6970	Pool Housekeeping	1,050.00	(450.00)	1,500.00	1,200.00
6980	Pool House Monitoring	0.00	(500.00)	500.00	500.00
6985	Gate Key & Fob	136.95	(63.05)	200.00	200.00
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Recreation Area Total		13,564.64	(785.36)	14,350.00	15,075.00
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Site Improvement					
6986	Landscape Improvements	0.00	(1,500.00)	1,500.00	1,500.00
6987	Property Improvements	0.00	(2,700.00)	2,700.00	2,700.00
6990	Signage	0.00	(300.00)	300.00	300.00
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Site Improvement		0.00	(4,500.00)	4,500.00	4,500.00
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Utilities					
7000	Electricity: Common Area	3,784.00	(1,216.00)	5,000.00	5,000.00
7010	Electricity: Street Lights	157.00	(143.00)	300.00	300.00
7012	Electricity: Entry Sign	157.00	(243.00)	400.00	400.00

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7015	Water & Sewer	2,527.80	(72.20)	2,600.00		2,600.00
7050	Water & Irrigation	291.80	(708.20)	1,000.00		1,000.00
	Utilities Total	6,917.60	(1,023.40)	9,300.00		9,300.00
Maintenance						
7100	General Maintenance & Repair	8,307.19	4,307.19	4,000.00		5,000.00
7150	Irrigation (Sprinkler Repair)	0.00	(500.00)	500.00		500.00
7152	Plumbing Repairs	0.00	(300.00)	300.00		300.00
7154	Gate Maintenance & Repair	0.00	(500.00)	500.00		500.00
	Maintenance Total	8,307.19	(1,300.00)	5,300.00		6,300.00
Contract Services						
7158	Landscaping: Common Areas	9,710.00	(1,390.00)	11,100.00		11,100.00
7162	Pinestraw & Mulch	4,532.25	(67.75)	4,600.00		4,600.00
7166	Flowers & Trees	450.00	(190.00)	640.00		650.00
	Contract Services Total	14,692.25	(1,647.75)	16,340.00		16,350.00
Reserve Expenditures						
7185	Reserve Expenses	42,226.91	42,226.91	0.00		0.00
	Reserve Expenditures Total	42,226.91	42,226.91	0.00		0.00
Reserve Contributions						
7188	Reserve Contributions	0.00	0.00	10,050.00		7,225.00
	Reserve Contributions Total	0.00	0.00	10,050.00		7,225.00
	Total Expenses	111,082.50	22,357.50	88,725.00		88,725.00
	Net Income	(\$ 5,194.42)	(5,194.42)	0.00		0.00