

Wilmington Park Home Owners Association

Item	Budget	Actual	Budget	Proposed	Budget Change
	2021 Budget	2021 Final #	Variance	2022 Budget	2021/2022
Wilmington Park w/o Pool Items					
Homeowners Revenue	\$ 200,000	\$ 204,265	\$ 4,265	\$ 210,000	\$ 10,000
Park Expenses					
Administrative					
CPA Audit/Tax Prep	\$ 450	\$ 500	\$ 50	\$ 500	\$ 50
Bad Debt	\$ 1,963	\$ -	\$ (1,963)	\$ 1,000	\$ 1,000
Management Services	\$ 19,200	\$ 19,200	\$ -	\$ 19,200	\$ -
Office Supplies & Expenses	\$ 2,500	\$ 2,128	\$ (372)	\$ 2,500	\$ -
Publication WP Newsletter	\$ 1,500	\$ 3,144	\$ 1,644	\$ 3,200	\$ 1,700
Rent (PoBox, Bank Box, Web)	\$ 100	\$ 134	\$ 34	\$ 134	\$ 34
Membership Annual Meeting	\$ 450	\$ 450	\$ -	\$ 450	\$ -
Total Administrative	\$ 26,163	\$ 25,556	\$ (607)	\$ 26,984	\$ 2,784
Electric Wilmington Park	\$ 9,000	\$ 8,606	\$ (394)	\$ 8,800	\$ (200)
Legal & Lien Fees	\$ 7,500	\$ 5,069	\$ (2,431)	\$ 5,500	\$ (2,000)
Property Tax Common Areas	\$ 1,000	\$ 1,507	\$ 507	\$ 1,507	\$ 507
Social Events	\$ 10,000	\$ 14,681	\$ 4,681	\$ 15,000	\$ 5,000
Telephone WP	\$ 1,000	\$ 878	\$ (122)	\$ 900	\$ (100)
Trash Disposal	\$ 5,850	\$ 5,637	\$ (213)	\$ 6,000	\$ 150
Total Other Expenses	\$ 34,350	\$ 36,378	\$ 2,028	\$ 37,707	\$ 3,357
Wilmington Park Insurances					
D&O Insurance	\$ 2,800	\$ 1,247	\$ (1,553)	\$ 1,300	\$ (1,500)
Liability Umbrella Policy	\$ 9,300	\$ 11,378	\$ 2,078	\$ 12,000	\$ 2,700
Property Insurance	\$ 4,600	\$ 4,758	\$ 158	\$ 4,600	\$ -
Total Other Expenses	\$ 16,700	\$ 17,383	\$ 683	\$ 17,900	\$ 1,200
Total General Expenses	\$ 77,213	\$ 79,317	\$ 2,104	\$ 82,591	\$ 7,341
Common Property Maintenance					
Dock (Camera & Internet)	\$ 5,000	\$ 3,463	\$ (1,537)	\$ 5,000	\$ -
Total Comm Property Exp	\$ 5,000	\$ 3,463	\$ (1,537)	\$ 5,000	\$ -
Mall Expenses					
Chemical Applications	\$ 4,500	\$ 4,725	\$ 225	\$ 4,800	\$ 300
Pruning Tree Trimming	\$ 5,000	\$ 2,190	\$ (2,810)	\$ 5,000	\$ -
Lawn Care	\$ 53,000	\$ 56,001	\$ 3,001	\$ 56,000	\$ 3,000
Seasonal Flowers	\$ 1,500	\$ 3,200	\$ 1,700	\$ 3,000	\$ 1,500
Total Mall Expenses	\$ 64,000	\$ 66,116	\$ 2,116	\$ 68,800	\$ 4,800
Playground Expense					
Maintenance	\$ 2,500	\$ 3,285	\$ 785	\$ 3,200	\$ 700
Capital Expenditures	\$ 3,500	\$ -	\$ (3,500)	\$ 2,500	\$ (1,000)
Playground Total	\$ 6,000	\$ 3,285	\$ (2,715)	\$ 5,700	\$ (300)
Dock Expenses					
Dock Maintenance	\$ 5,000	\$ 4,210	\$ (790)	\$ 5,000	\$ -
Dock Total	\$ 5,000	\$ -	\$ (5,000)	\$ 5,000	\$ -
Capital Improvements					
Capital Expenditures	\$ 25,000	\$ 33,800	\$ 8,800	\$ 30,000	\$ 5,000
Capital Expenditures Total	\$ 25,000	\$ 33,800	\$ 8,800	\$ 30,000	\$ 5,000
Tennis Basketball Area Expenses					
Capital Expenditures	\$ 3,500	\$ -	\$ (3,500)	\$ 3,500	\$ -
Maintenance	\$ 1,500	\$ 4,041	\$ 2,541	\$ 1,500	\$ -
Total Tennis/B'ball Expense	\$ 5,000	\$ 4,041	\$ (959)	\$ 5,000	\$ -
Total Common Property Expenses	\$ 78,000	\$ 76,905	\$ (1,095)	\$ 83,500	\$ 5,500
Neighborhood Security	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 187,213	\$ 190,022	\$ 2,809	\$ 202,091	\$ 16,841
Profit/Loss	\$ 12,787	\$ 14,243	\$ 1,456	\$ 7,909	\$ (6,841)

Wilmington Park Home Owners Association Pool Operations Only

Item	Proposed	Actual	Budget	Proposed	Budget Change
	2021 Budget	2021 Final #	Variance	2022 Budget	2021/2022
Revenue					
Pool Revenue	\$ 75,000	\$ 87,008	\$ 12,008	\$ 75,000	\$ -
Pool Expenses					
Advertising	\$ 500	\$ 1,012	\$ 512	\$ 700	\$ 200
Electricity	\$ 9,000	\$ 8,605	\$ (395)	\$ 9,000	\$ -
Licenses & Permits	\$ 400	\$ 400	\$ -	\$ 400	\$ -
Management Services	\$ 58,419	\$ 55,000	\$ (3,419)	\$ 58,000	\$ (419)
Supplies & Chemicals	\$ -	\$ 1,348	\$ 1,348	\$ 1,500	\$ -
Real Estate Taxes	\$ 1,500	\$ 2,800	\$ 1,300	\$ 3,000	\$ 1,500
Pool Activity Other	\$ -	\$ 110	\$ 110	\$ -	\$ -
Telephone	\$ 1,000	\$ 878	\$ (122)	\$ 900	\$ (100)
Water	\$ 5,000	\$ 7,575	\$ 2,575	\$ 6,500	\$ 1,500
Total Pool Expenses	\$ 75,819	\$ 77,728	\$ 1,909	\$ 80,000	\$ 4,181
Profit/Loss	\$ (819)	\$ 9,280	\$ -	\$ (5,000)	\$ -