**Glebe Harbor-Cabin Point Association**

**FY 2021-2022 Budget Letter**

*The budget for the GH-CP Sanitary District is addressed in other budget updates. A quick note about the key elements of that budget. The upcoming fiscal year will be the sixth in which the Association will act in conjunction with the GH-CP Sanitary District (GH-CP SD). The GH-CP SD budget is comprised of three items:*

1. *Revenues from $200 “GLEBE HARBOR - CABIN POINT RECREATIONAL USER FEE (RUF) imposed on every lot in the SD on the property tax bill that was received from Westmoreland County in September.*
2. *Expenses which include the costs related to operating and maintaining the clubhouse (most but not all), reimbursable GH-CP Association staff salaries, insurance, internet expense, utilities, pool and grounds expenses, etc. The GH-CP SD does not pay local, state or federal taxes since it is a government entity.*
3. *Capital expenditures such as dredging and shoreline management and major capital repairs or replacements to the recreational facilities of the GH-CP SD.*

**GH-CP Association Budget for Fiscal Year 2021-2022**

The FY 2021-2022 Budget for the GH-CP Association is based on past revenue and expense experience for FY 2019-2020 and also reflects the more recent actual revenues and expenses for the four months of FY 2020-2021, from July 1 to October 31, 2020. Using prior year actuals as the basis for this budget is typical given the relatively small size of the budget and the limited changes expected in the operations of the GH-CP Association over the next fiscal year. However, the past 4 months of FY 2020-2021 have been dramatically influenced by the global pandemic impacting all swimming pool activities, Clubhouse rental income, social activities, etc. It is anticipated that future Clubhouse and social activities will continue to be impacted by the social distancing and crowd limitations well into 2021. The budget for the upcoming fiscal year is based almost completely on the budget for FY 2020-2021.This budget assumes that Boat Storage Rental fees and Clubhouse Rental fees remain unchanged.

The Association By-Laws state that if the proposed expenses exceed the previous year’s budgeted expenses by 10%, then the membership must approve the proposed budget. This year, the proposed expenses actually are lower than last year’s budgeted expenses by $300, so no membership vote is required. The GH-CP Association’s budget is comprised of the following:

1. Revenues from boat storage fees, Clubhouse rentals, advertising for the Pointer, pool vending sales and swimming lesson income, investment interest, and income from social events.
2. Expenses are for social events (which are offset by income collected from participating members), real estate taxes on land owned by the Association, pool party expenses, the Association Assistant, Clubhouse and grounds contractors, boat storage area improvements, and professional fees

*Note: All employees are employed by the GH-CP Association and are not Westmoreland County employees. The GH-CP SD reimburses the GH-CP Association on a semi-monthly basis for time spent by our employees on SD activities under the management agreement between the County and the GH-CP Association.*

Total revenues are projected to be $80,590 for the upcoming fiscal year.

Income from social events $4,200

Boat storage rental fees 7,350

Clubhouse rental fees 5,000

Pool income including vending and swim lessons 1,200

*Pointer* Advertising 440 Interest Income 400

Total GH-CP Association Revenues $18,590

Reimbursement from Westmoreland County 62,000

Total GH-CP Association Income $80,590

Total expenses are projected to be $69,011 for the upcoming fiscal year.

Expenses for social events $4,400

Pool party expenses 1,000

Boat Storage Area Improvement 3,500

Legal expenses 3,200

Clubhouse/Grounds Contractor Expense 1,500

Association Assistant 1,000

Real estate and other taxes 1,045

Other Clubhouse Expense 800

Total GH-CP Association Expenses $16,445

Staff Salaries and Benefits 52,566

Total GH-CP Association Expenses $69,011

Budgeted Net Gain $11,579

**Respectfully submitted,**

**Fred Selby, Treasurer**