Westmoorings Gardens Limited

Windsurf Park, Windsurf Road East, Westmoorings by the Sea
Phone: 868-468-7574 Email: manager@westmooringsbythesea.com

November 04, 2026

Lot and Townhouse Owners
Westmoorings by-the-Sea
Westmoorings

Re: Budget 2027 and Explanation.

We are pleased to share the 2027 Budget.

We remind you that these figures are preliminary, and homeowners are cautioned to remember that:

- The Management Company – Westmoorings Gardens Limited is a "Non-profit" organisation and will neither incur a loss nor make a profit on its annual operations.

- Any surplus or deficit incurred by the company will be for the homeowners in accordance with the Company's byelaws, i.e., refunded to or invoiced to the homeowners.

We assure you that the Management Company operates with the highest standards of transparency and integrity with its Stakeholders, Auditors and Board of Directors. We continue to be available to address requests/queries from members of Westmoorings Gardens Limited in accordance with the Company's policies and the Companies Act 1995.

Listed below are the projected expenditure items for 2027, together with explanations of their purpose and intended use.

Board of Directors: Charles Yuille (Chairman), Cathy Maxwell (Secretary) Robert Date, Joel Isava, Adita Maraj, Admiral Court, Commodore Court, Coral Court, Crossbay Court, Dolphin Court, Porto Villas, Schooner Court, Stratford Court, and The Western Keys.

	2027	2026	Explanations
	$	$	
Audit Fees	13,000.00	12,000.00	1
Electricity	8,550.00	7,200.00	2
Insurance	4,500.00	4,600.00	3
Lease Rental	60.00	60.00	4
Maintenance Services and Expenses – Common Areas	276,705.00	267,453.00	5
Maintenance Services and Expenses – Park	73,500.00	67,580.00	6
Maintenance Services and Expenses – Tennis Court	23,000.00	52,000.00	7
Meeting Expenses	1,500.00	1,200.00	8
Miscellaneous Taxes	2,640.00	2,100.00	9
National Insurance Payments	11,533.00	8,820.00	10
Office Expenses	39,950.00	35,050.00	11
Repairs and Maintenance of Equipment	10,000.00	8,000.00	12
Subscriptions and Dues	5,700.00	5,800.00	13
Telephone/Internet Expenses	12,780.00	13,369.00	14
Uniforms	2,500.00	2,500.00	15
Utilities	1,232.00	1,231.00	16
Website Cost	1,500.00	1,500.00	17
Total General and Administrative Expenses	**488,650.00**	**490,463.00**	
Financial Expenses			
Bank Charges	**470.00**	**240.00**	18
Financial Expenses			
Compensation of Key Management Personnel	156,000.00	136,500.00	19
Professional Services	13,100.00	11,200.00	20
	169,100.00	**147,700.00**	
	658,220.00	**638,403.00**	
Less Income			
Benches	28,000.00	28,000.00	
Tennis Coaching	28,000.00	25,000.00	
Roundabout	12,000.00	18,000.00	
Tennis Membership	40,000.00	38,000.00	
Tennis Court Token	10,000.00	12,000.00	
Other	20,000.00	20,000.00	
Sub-Total of Income	**138,000.00**	**141,000.00**	
Net Operating Expenses	**520,220.00**	**497,403.00**	

Board of Directors: Charles Yuille (Chairman), Cathy Maxwell (Secretary) Robert Date, Joel Isava, Adita Maraj, Admiral Court, Commodore Court, Coral Court, Crossbay Court, Dolphin Court, Porto Villas, Schooner Court, Stratford Court, and The Western Keys.

Residents		
Each Lot Owner has to pay $1,140.00(X159)	181,260.00	165,200.00
Each Townhouse has to pay $760.00(X446)	338,960.00	308,930.00
Total	**520.220.00**	**474,130.00**

Explanations:

1. Audit Fees – To cover the cost of the annual audit of WGL's financial statements and affairs.
2. Electricity - Electricity expenses for Windsurf Park, the neighbourhood camera system, the WGL office and washrooms.
3. Insurance – To provide insurance coverage for WGL, we currently have four policies - Fire and Special Perils for the WGL Office, Equipment All Risks, Public Liability and Workmen's Compensation.
4. Lease Rental - Payment to the State for the rental of land occupied by the community.
5. Maintenance Services and Expenses – Common Areas
   These expenses relate to the upkeep, maintenance and improvement of the common areas of Westmoorings by-the-Sea and include:
   a. Full-time Employees – Salary and performance bonuses for the Maintenance Staff responsible for maintaining the community's common areas.
   b. Security – Maintenance and enhancement of our security systems.
   c. Drain Covers – Replacement of damaged/broken concrete drain covers within the common areas.
   d. Projects - This fund is to be used for general upgrades of the community.
6. Maintenance Services and Expenses – Park
   These expenses relate to the maintenance and upkeep of Windsurf Park and include:
   a. Gardening Supplies – Purchase of garbage bags, health and safety equipment and tools, whacker strings, weedicides, pesticides and small tools for the Maintenance Staff to effectively carry out their duties.
   b. New gardening machines – Replacement or upgrading of gardening equipment where necessary due to wear and tear.
   c. Gas/Oil – To purchase gas and oil to be utilized in the gardening equipment. i.e. Blowers, Riding Mower and Whackers, etc.
   d. Tree cutting – As the trees throughout Westmoorings by-the-Sea mature, regular monitoring, trimming and cutting are necessary to manage their height and spread and ensure the safety of residents and visitors. This work is undertaken by professional contractors where required.
   e. Security Patrol - Security patrols of our parks.
7. Maintenance Services and Expenses – Tennis Court
   These expenses relate to the upkeep and maintenance of the tennis facilities and include:
   a. Tennis Court – General repairs and maintenance of the tennis courts.
   b. Rollers and Equipment – Purchase of rollers and other equipment used by tennis court members.

8. Meeting Expenses – To cover expenses associated with the Annual General Meeting (AGM) and other meetings, including stationery, supplies and the provision of a public address (PA) system.
9. Miscellaneous Taxes - Payment of the Green Fund Levy as required by law.
10. National Insurance Payments - WGL's employer contributions to the National Insurance Scheme (NIS) on behalf of its maintenance staff.
11. Office Expenses:

    These expenses relate to the day-to-day operation and upkeep of the WGL office and include:

    a. Stationery – Office supplies and stationery for use by the Manager and Admin. Asst.
    b. Refreshments, Gifts & Entertainment – Refreshments for visitors, maintenance staff and Manager. Christmas gifts of appreciation for key persons who assist us during the year.
    c. Cleaning & Toiletries – Cleaning supplies and toiletries required for the upkeep of the office and washroom facilities.
    d. General Maintenance and Repairs – Repairs and maintenance to the office, including repainting, plumbing, electrical work, air-conditioning, furniture, and other related requirements.
12. Repairs and Maintenance of Equipment – Servicing and repairs of all WGL's gardening equipment to ensure that machinery remains in good working condition and is always available.
13. Subscriptions and Dues – To pay for bookkeeping software used by WGL.
14. Telephone/Internet Expenses – Telephone services for the office and internet services for the office and the camera system in the neighbourhood.
15. Uniforms – To purchase coveralls for the maintenance staff.
16. Utilities – WASA, water expenses for the Office and Windsurf Park.
17. Website Cost – To pay for maintaining and updating WGL's website.
18. Bank Charges – Bank service charges to maintain WGL's account.
19. Compensation of Key Management Personnel – Compensation for the Manager and Admin. Asst. contracted by WGL to support the Board in the overall management and administration of the Association and the day-to-day operations of the neighbourhood.
20. Professional Services - Legal Fees – Provision for legal fees and legal services required to address matters relating to the effective administration and operation of WGL.

We trust that the above explanations provide you with a better understanding of our expenses and income. Additionally, as well as how your contributions are derived by us.

Should you require any further clarification or information, please feel free to contact the Manager

Yours Sincerely,

Charles Yuille
Chairman

Contact person:
Jennifer Fuller: 468-7574