

WESTCHESTER LAKES HOMEOWNER ASSOCIATION
HOMEOWNER ASSOCIATION ACCOUNT
Budget for Fiscal Year: April 1, 2004 - March 31, 2005

A. OPERATING EXPENSES	2003-2004 Budget	2003-2004 Actual	Variance	2004-2005 Budget
Insurance (General Liability, Treasurer's Bond, Umbrella)	\$ 1,700.00	\$ 1,870.00	\$ (170.00)	\$ 1,900.00
Postage, Stationery, etc.	\$ 250.00	\$ 119.81	\$ 130.19	\$ 250.00
Electric: Entrance Lights	\$ 800.00	\$ 547.39	\$ 252.61	\$ 660.00
Storm Water Management	\$ 3,153.00	\$ 3,153.00	\$ -	\$ 4,315.00
Storm Water Certification	\$ 1,870.00	\$ -	\$ 1,870.00	
Annual & Board Meetings	\$ -	\$ -	\$ -	\$ -
Common Area Maintenance (Mulch, Signs, etc.)	\$ 3,920.00	\$ 5,778.74	\$ (1,858.74)	\$ 3,920.00
Landscaping Common	\$ 9,500.00	\$ 8,390.02	\$ 1,109.98	\$ 9,500.00
Printing (Directory, Newsletters, Phone Books)	\$ 125.00	\$ 149.47	\$ (24.47)	\$ 500.00
Social Committee	\$ 200.00		\$ 200.00	\$ 200.00
Professional Fees (Legal, Engineering, etc.)	\$ 250.00		\$ 250.00	\$ 250.00
Holiday Decorations	\$ 425.00	\$ 366.56	\$ 58.44	\$ 425.00
Miscellaneous	\$ 200.00	\$ 77.31	\$ 122.69	\$ 200.00
TOTAL OPERATING EXPENSES	\$ 22,393.00	\$ 20,452.30	\$ 1,940.70	\$ 22,120.00

B. LIMITED COMMON AREA EXPENSES	2003-2004 Budget	2003-2004 Actual	Variance	2004-2005 Budget
Electric (Aerators)	\$ 3,000.00	\$ 2,730.70	\$ 269.30	\$ 3,000.00
Maintenance (Aerators)	\$ 1,000.00	\$ 271.20	\$ 728.80	\$ 1,000.00
Electric Repair	\$ 200.00		\$ 200.00	\$ 200.00
General Pond & Waterway Maintenance	\$ 500.00	\$ 635.55	\$ (135.55)	\$ 500.00
TOTAL LTD. COMMON AREA EXPENSES	\$ 4,700.00	\$ 3,637.45	\$ 1,062.55	\$ 4,700.00

TOTAL EXPENSES	\$ 27,093.00	\$ 24,089.75	\$ 3,003.25	\$ 26,820.00
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2004-2005 Dues

93 Homeowners \$240.00 \$22,320.00

45 Homeowners \$100.00 \$4,500.00

Total \$26,820.00

Account Balance \$17,820.05

WESTCHESTER LAKES HOMEOWNER ASSOCIATION
WATER TRUST ACCOUNT
Budget for Fiscal Year: April 1, 2004 - March 31, 2005

A. OPERATING EXPENSES	2003-2004 Budget	2003-2004 Actual	Variance	2004-2005 Budget
Monthly Water Sample	\$ 1,800.00	\$ 1,800.00	\$ -	\$ 1,800.00
Water Sample (extra)	\$ 500.00	\$ 400.00	\$ 100.00	\$ 500.00
Electric	\$ 5,500.00	\$ 5,672.22	\$ (172.22)	\$ 6,000.00
Taxes	\$ 900.00	\$ 359.00	\$ 541.00	\$ 900.00
Service & Maintenance	\$ 2,500.00	\$ 1,417.02	\$ 1,082.98	\$ 10,000.00
Tax Preparation	\$ 150.00	\$ 95.00	\$ 55.00	\$ 150.00
Web Site				\$ 350.00
Property Insurance	\$ 675.00	\$ 750.00	\$ (75.00)	\$ 750.00
Snow Removal	\$ 350.00	\$ 220.00	\$ 130.00	\$ 350.00
TOTAL OPERATING EXPENSES	\$ 12,375.00	\$ 10,713.24	\$ 1,661.76	\$ 20,800.00

Dues 2004-2005

93 Homeowners \$100.00 \$9,300.00

Account Balance \$74,553.42