WESTCHESTER LAKES HOMEOWNERS ASSOCIATION

2008-2009 Annual Budget - Final FYE Report

Group / Category	Dues Rate	Units	Budgeted	Fiscal Year Actual	(Under)/Over Budget
Income					
100 - Exempt Function Income	**Dues Rate**	**Units**			
100A - Common Area Homeowners Dues	**$ 360.00**	48	17,280.00	17,120.17	(159.83)
100L - Limited Common Area Homeowners Dues	**$ 485.00**	45	21,825.00	21,340.00	(485.00)
100W - Water Trust Dues (All Homeowners)	**$ 210.00**	93	19,530.00	19,320.00	(210.00)
101 - Special Projects / Assessments					
1011A - Post Lamp Replacement Project			-	268.00	268.00
1012A - Aerator Project - Common Area Owners			5,232.00	5,123.00	(109.00)
1012L - Aerator Project - Limited Common Area Owners			12,150.00	11,880.00	(270.00)
102 - Interest Income (Taxable)					
102A - Interest WLHOA-CHK 164-9500-300			20.00	3.17	(16.83)
102A - Interest WLHOA-MMA 1164-9500-292			750.00	294.59	(455.41)
102W - Interest WLWT-CHK 1164-9500-326			20.00	8.61	(11.39)
102W - Interest WLWT-MMA 1164-9500-318			2,000.00	1,067.66	(932.34)
Total Income			**78,807.00**	**76,425.20**	**(2,381.80)**
Expense					
101 - Special Projects / Assessments - Expenses					
1011A - Post Lamp Replacement Project			-	-	-
1012AL - Aerator Project *(Carryforward from previous FY)*			**17,345.46**	19,117.89	1,772.43
200 - Primary Expenses					
201A - Professional Services			50.00	-	(50.00)
201W - Professional Services			50.00	-	(50.00)
202A - Insurance - General Liability & Umbrella			1,500.00	1,387.00	(113.00)
202W - Insurance - General Liability & Umbrella			1,500.00	1,331.00	(169.00)
203A - Bank Fees WLHOA-MMA 1164-9500-292			25.00	24.00	(1.00)
203W - Bank Fees WLWT-CHK 1164-9500-326			25.00	60.00	35.00
204W - Federal Taxes			850.00	458.00	(392.00)
300 - Membership Services					
301A - Office Suppies, Postage, Printing			100.00	5.32	(94.68)
301W - Office Suppies, Postage, Printing			100.00	-	(100.00)
302A - Association Social Events			425.00	-	(425.00)
303A - Member Communication Services			1,000.00	-	(1,000.00)
400 - Waste & Recycling Collection					
401A - Weekly Waste & Recyclables Collection			15,000.00	15,151.17	151.17
500 - Electric Utilities					
501A - Entrance Lighting 1			325.00	302.52	(22.48)
502A - Entrance Lighting 2			325.00	323.77	(1.23)
503L - Aerator 1			1,000.00	991.02	(8.98)
504L - Aerator 2			1,000.00	1,094.82	94.82
505L - Aerator 3,4			1,000.00	1,752.25	752.25
506W - Pump House 1			4,300.00	1,451.75	(2,848.25)
507W - Pump House 2			3,200.00	1,833.01	(1,366.99)
600 - Landscaping & Grounds Maintenance					
601A - Common Area Landscaping and Maintenance			13,000.00	13,278.05	278.05
601W - Common Area Landscaping and Maintenance (WT)			200.00	272.12	72.12
602W - Snow Removal for Pump House Access			250.00	-	(250.00)
603A - Common Area Holiday Decoration			1,000.00	813.12	(186.88)
604A - Other *(Gratuity, White Pine Lawn & Landscape)*			-	300.00	300.00
700 - Lakes & Waterway Maintenance					
701L - Permits			60.00	55.00	(5.00)
702L - Special Treatments (Cattail Control, Etc)			300.00		(300.00)
703L - Aerator Maintenance			1,000.00	479.76	(520.24)
704L - Other *(Chris Sanger Cattail removal)*			-	166.20	166.20
800 - Storm Water Management System					
802A - Water Treatments / Maintenance			4,000.00	3,852.00	(148.00)
900 - Drinking Water Distribution System					
901W - Monthly Water Sampling & Analysis			2,040.00	2,040.00	-
902W - Special Analyses (Cu, Pb, other)			1,500.00	100.00	(1,400.00)
903W - Bi-Annual Hydrant Flushing Services			1,300.00	825.00	(475.00)
904W - Equipment Maintenance			2,000.00	-	(2,000.00)
905W - Other *(Mequon Storage - Move Aerators from pumphouse for DNR inspection)*			-	260.14	260.14
Total Expenses			**75,770.46**	**67,724.91**	(8,045.55)
INCOME MINUS EXPENSE			**3,036.54**	**8,700.29**	