WESTCHESTER LAKES HOMEOWNERS ASSOCIATION

Annual Budget FY08-09 Results and FY09-10 Proposed Budget

Group / Category (Key: A=Association, L=Limited, W=Water Trust)	Dues Rate	Units	FY08-09 Budgeted	FY08-09 Actual	(Under)/Over Budget	Dues Rate	Units	Fiscal Year 2009-2010 Budget - PROPOSED
Income								
100 - Exempt Function Income	Dues Rate	Units				Dues Rate	Units	
100A - Common Area Homeowners Dues	$ 360	48	17,280.00	17,120.17	(159.83)	$ 350	48	16,800.00
100L - Limited Common Area Homeowners Dues	$ 485	45	21,825.00	21,340.00	(485.00)	$ 475	45	21,375.00
100W - Water Trust Dues (All Homeowners)	$ 210	93	19,530.00	19,320.00	(210.00)	$ 200	93	18,600.00
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)			5.00
102A - Interest WLHOA-MMA 1164-9500-292			750.00	294.59	(455.41)			50.00
102W - Interest WLWT-CHK 1164-9500-326			20.00	8.61	(11.39)			5.00
102W - Interest WLWT-MMA 1164-9500-318			2,000.00	1,067.66	(932.34)			600.00
Total Income			**78,807.00**	**76,425.20**	**(2,381.80)**			**57,435.00**
Expense								
101 - Special Projects / Assessments - Expenses								
1011A - Post Lamp Replacement Project			-	-	-			-
1012AL - Aerator Project			**17,345.46**	19,117.89	1,772.43			**-**
200 - Primary Expenses								
201A - Professional Services (Tax Preparation)			100.00	-	(100.00)			-
202A - Insurance - General Liability & Umbrella			1,500.00	1,387.00	(113.00)			1,500.00
202W - Insurance - General Liability & Umbrella			1,500.00	1,331.00	(169.00)			1,500.00
203A - Bank Fees - Homeowners Association Accounts			25.00	24.00	(1.00)			25.00
203W - Bank Fees - Water Trust Accounts			25.00	60.00	35.00			25.00
204W - Federal Taxes (Form 1120-H)			850.00	458.00	(392.00)			260.00
300 - Membership Services								
301A - Office Suppies, Postage, Printing			100.00	5.32	(94.68)			100.00
301W - Office Suppies, Postage, Printing			100.00	-	(100.00)			100.00
302A - Association Social Events			425.00	-	(425.00)			425.00
303A - Member Communication Services			1,000.00	-	(1,000.00)			1,000.00
400 - Waste & Recycling Collection								
401A - Weekly Waste & Recyclables Collection			15,000.00	15,151.17	151.17			15,300.00
500 - Electric Utilities								
501A - Entrance Lighting 1			325.00	302.52	(22.48)			325.00
502A - Entrance Lighting 2			325.00	323.77	(1.23)			325.00
503L - Aerator 1			1,000.00	991.02	(8.98)			1,000.00
504L - Aerator 2			1,000.00	1,094.82	94.82			1,000.00
505L - Aerator 3,4			1,000.00	1,752.25	752.25			1,800.00
506W - Pump House 1			4,300.00	1,451.75	(2,848.25)			2,500.00
507W - Pump House 2			3,200.00	1,833.01	(1,366.99)			2,000.00
600 - Landscaping & Grounds Maintenance								
601A - Common Area Landscaping and Maintenance			13,000.00	13,278.05	278.05			13,000.00
601W - Common Area Landscaping and Maintenance (WT)			200.00	272.12	72.12			200.00
602W - Snow Removal for Pump House Access			250.00	-	(250.00)			250.00
603A - Common Area Holiday Decoration			1,000.00	813.12	(186.88)			1,000.00
604A - Other *(FY09-10 - Repair gazebos at entrances)*			-	300.00	300.00			**1,500.00**
700 - Lakes & Waterway Maintenance								
701L - Permits			60.00	55.00	(5.00)			60.00
702L - Special Treatments (Cattail Control, Etc)			300.00	-	(300.00)			300.00
703L - Aerator Maintenance			1,000.00	479.76	(520.24)			600.00
704L - Other			-	166.20	166.20			
800 - Storm Water Management System								
802A - Water Treatments / Maintenance			4,000.00	3,852.00	(148.00)			4,000.00
900 - Drinking Water Distribution System								
901W - Monthly Water Sampling & Analysis			2,040.00	2,040.00	-			2,040.00
902W - Special Analyses (Cu, Pb, other)			1,500.00	100.00	(1,400.00)			1,500.00
903W - Bi-Annual Hydrant Flushing Services			1,300.00	825.00	(475.00)			1,000.00
904W - Equipment Maintenance			2,000.00	-	(2,000.00)			2,000.00
905W - Other			-	260.14	260.14			-
Total Expenses			**75,770.46**	**67,724.91**	(8,045.55)			**56,635.00**
INCOME MINUS EXPENSE			**3,036.54**	**8,700.29**				**800.00**