

WESTCHESTER LAKES HOMEOWNERS ASSOCIATION



Westchester Lakes Homeowners Association

Treasurers Report FY 2012-2013 (4/1/12 - 3/31/13)

Homeowners General Assessment (HOA)

Income	2012-2013	2011-2012
Beginning Balance	\$ 20,477	\$ 14,906
Deposits	\$ 39,325	\$ 40,820
Accounts Payable	\$ -	\$ 6,167
Ending Bank Balance as of 3/31/12	\$ 11,328	\$ 20,447

Expenses	2012-2013	2011-2012	2010-2011	'12-'13 Budget	Proposed '13-'14 Budget
Utilities *	\$ 4,821	\$ 3,588	\$ 4,678	\$ 4,100	\$4,800
Insurance	\$ 1,634	\$ 765	\$ 1,413	\$ 1,413	\$1,900
Waste Management	\$ 15,087	\$ 16,980	\$ 17,615	\$ 17,000	\$16,000
Storm Water Management	\$ 4,164	\$ 4,044	\$ 4,044	\$ 4,100	\$4,100
Other	\$ 175	\$ 387	\$ 22	\$ 100	\$200
Aerator Maintenance	\$ 2,085	\$ 1,140	\$ 1,420	\$ 1,500	\$1,600
Maintenance	\$ -	\$ 1,942	\$ 2,656	\$ 2,200	\$0
Landscaping & Grounds	\$ 14,121	\$ 12,570	\$ 13,922	\$ 13,500	\$15,000
Transfer to Water Trust	\$ 6,387				
Total Expenses	\$ 48,474	\$ 41,416	\$ 45,770	\$ 43,913	\$43,600

*Entrance Lights - \$1,897

*Aerators - \$2,924

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Water Trust

Income	2012-2013	2011-2012
Beginning Balance	\$ 60,562	\$ 54,989
Deposits	\$ 26,628	\$ 23,127
Accounts Receivable	\$ -	\$ 6,167
Ending Bank Balance as of 3/31/12	\$ 72,142	\$ 60,562

Expenses	2012-2013	2011-2012	2010-2011	'12-'13 Budget	Proposed' 13-'14 Budget
Utilities	\$ 7,556	\$ 5,840	\$ 5,795	\$ 5,800	\$ 7,500
Insurance	\$ 1,584	\$ 2,230	\$ 1,413	\$ 1,450	\$ 1,900
Hydrant Flush	\$ 660	\$ 400	\$ 400	\$ 400	\$ 600
Water Treatment	\$ 5,015	\$ 2,480	\$ 4,794	\$ 3,500	\$ 4,000
Misc.	\$ 232	\$ 437	\$ 55	\$ 200	\$ 200
Total Expenses	\$ 15,047	\$ 11,387	\$ 12,457	\$ 11,350	\$ 14,200