## WEST HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

			Div 1	DIV 2		DIV 3	DIV 4	DIV 5	DIV 6	DIV 7
			COMMON	POOL	Single Family	Westmoreland	Waysome Way	Summit Trace	Mrytle Walk	Hidden Heights/
Acct. #	Category	2022 Budget				Townhomes (31)	Townhomes (12)	Townhomes (13)	Townhomes (6)	Drew/Moore Townhomes
						(31)	(12)	(13)	(0)	(28/38)
	la sama									
4020	Income	FC1 C00			561,600					
4020	Assessments Common area - 432 SFH @ \$1,300	561,600	212 200							
4020	432 SFH Transfer for Common Expenses @\$725	0	313,200	242 402	(313,200)					
4020	432 SFH Transfer for Pool Expenses @ \$575	0		248,400	(248,400)					
4020	Assessments - 12 SFH @ \$2100/Annually	25,200	8,700	6,900			9,600			
4020	Assessments - 40 new SFH in 2021 (pro-rated)	26,000	14,500	11,500						
4021	Assessments Townhomes - 78 TH @ 250	234,000	56,550	44,850		52,700		22,100	10,200	47,600
4021	Assessments - 10 new TH in 2021 (pro-rated)	15,000	3,625	2,875						8,500
4070	50 Units @ \$1,750	87,500		87,500						
4080	Resales/New Sales - Initiation Fees - 70 Units	87,500	87,500	0						
	Cost Sharing Agreement with Columbia Residential for	_	_	_						
4181	Common Area Usage	0	0	0						
4969	Allowance for Doubtful Accounts	(81,100)	(32,200)	(25,500)		(9,300)		(3,900)	(1,800)	(8,400)
	Total Income:	955,700	451,875	376,525	0	43,400	9,600	18,200	8,400	47,700
	Expenses									
	Building Maintenance (Townhomes Only)									
5010	Building Maintenance	4,000	0	0		1,000		1,000	1,000	1,000
5180	Termite Bond	7,800	0	0		3,100		1,300	600	2,800
	Sub-Total:	11,800	0	0	0	4,100	0	2,300	1,600	3,800
		•								
	Grounds Maintenance:									
6035	General Maintenance	10,000	10,000							
6040	Contracted Lawn Service	172,300	97,900	15,600		21,000	9,100	6,500	3,300	18,900
6060	Mulch/Pine straw	20,000	17,000	3,000		22,000	3,230	5,550	3,530	15,500
6110	Annual Flowers/Landscape Improvements	11,000	11,000	5,550						
6118	Irrigation Maintenance	2,500	11,000			500	500	500	500	500
6155	Trash Removal	5,500	3,000	2,500		300	550	330	300	300
6161	Miscellaneous Repairs	8,000	8,000	2,300						
6240	Tree Pruning/Removal	10,000	10,000							
	=-		10,000							
6340	Lake Maintenance	0	ŭ	2 275						
6341	Mosquito/Pest Control	3,500	1,225	2,275						
	Sub-Total:	242,800	158,125	23,375	0	21,500	9,600	7,000	3,800	19,400
	- 1/41 11									
	Pool/Clubhouse									
7040	Contracted Pool Service	13,100		13,100						
7043	Pool Permit	512		512						
7060	Chemical & Supplies	2,000		2,000						
7083	Pool furniture	2,000		2,000						
7161	Janitorial Services	11,500		11,500						
7217	Pool Flower Maintenance	2,000		2,000						
7226	Container Rental	2,200		2,200						
7250	Rec Area Repairs/Maintenance	5,000		5,000						
7259	Pool Amenity Miscellaneous Expenses	1,000		1,000						
7305	Phone line	3,600		3,600						
7515	Pool Loan	220,000		220,000						
	Sub-Total	262,912	0	262,912	0	0	0	0	0	0
	Utilities									
7910	Electric	20,000		20,000						
7920	Water/Sewer	5,260	60	5,200						
7960	Gas	1,200	30	1,200						
	Sub-Total:	26,460	60	26,400	0	0	0	0	0	0
		_0,400	]	20,400	ľ	l	l		l	Ĭ
	Administrative/Management									
8020	Management Fee \$8.50 per lot per month	59,000	59,000							
8040	Postage	2,500	2,500							
8060	Copies/Printing/Supplies	6,000	6,000							
	Communications	1,000	1,000							
8061	CPA Services	· ·								
8080		265	265							
8100	Legal Expense	25,000	25,000			a				
8120	Insurance (Liability)	60,300		6,000		21,600		9,000	4,200	19,500
8121	Directors & Officers Insurance (reimburseable)	1,850	1,850							
8190	Miscellaneous	6,000	6,000							
8271	Courtesy Officer	180,000	135,000	45,000						
8390	Annual Corporate Report	65	65							
	Sub-Total:	341,980	236,680	51,000	0	21,600	0	9,000	4,200	19,500
	Total Operating Expenses	885,952	394,865	363,687	0	47,200	9,600	18,300	9,600	42,700
9260	Reserves	69,748	51,910	12,838		0		0	0	5,000
	Total Reserves	69,748	51,910	12,838	0	0	0	0	0	5,000
1										
I	Total Expenses	955,700	446,775	376,525	0	47,200	9,600	18,300	9,600	47,700
I										
I	Gross	0	5,100	0	0	(3,800)	0	(100)	(1,200)	0
1										
I	TH Shortage covered by SFH	0	(5,100)	0		3,800	0	100	1,200	0
I	- ·		(5,55)	l		2,230	l		_,_30	اً ا
I	Net	0	0	0		0	0	0	0	0