WEST HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

2023 FINAL BUDGET

JANUARY 1, 2023 - DECEMBER 31, 2023

480 Homes Single-family \$1,400.00 Annually; 12 Waysome Way Homes @ \$2,250 Annually; 88 Townhomes \$350/Month

| Div 1 | DIV 2 | DIV 3 | DIV 4 |

		gic runniy \$1,400.0	Div 1	DIV 2		DIV 3	DIV 4	DIV 5	DIV 6	DIV 7
			COMMON	POOL	Single	Westmoreland	Waysome Way	Summit Trace	Mrytle Walk	Hidden Heights/
Acct. #	Category	2023 Budget			Family	Townhomes	Homes	Townhomes	Townhomes	Drew/Moore
	,				(480)	(31)	(12)	(13)	(6)	Townhomes (28)
										(38)
	Income									
4020	Assessments Common area - 480 SFH @ \$1,400	672,000			672,000					
	480 SFH Transfer for Common Expenses @\$775	072,000	272 000		(372,000)					
4020		-	372,000							
4020	480 SFH Transfer for Pool Expenses @ \$625	0		300,000	(300,000)					
4020	Assessments - 12 SFH @ \$2250/Annually	27,000	9,300	7,500			10,200			
4020	Assessments - 0 new SFH in 2023 (pro-rated)	0	0	0						
4021	Assessments Townhomes - 88 TH @ 350	369,600	68,200	55,000		86,800		36,400	16,800	106,400
4021	Assessments - 0 new TH in 2023 (pro-rated)	0								
4070	0 Units @ \$1,750	0	0	0						
4080	Resales/New Sales - Initiation Fees - 30 Units	37,500	37,500	0						
	Cost Sharing Agreement with Columbia Residential	•	,							
4181	for Common Area Usage	0	0	0						
4969	Allowance for Doubtful Accounts	(106,000)	(38,000)	(31,000)		(13,000)		(5,500)	(2,500)	(16,000)
1303	Total Income:	1,000,100	449,000	331,500	0	73,800	10,200	30,900	14,300	90,400
	Total modifica	1,000,100	445,000	331,300	Ů	73,000	10,200	30,500	14,500	30,400
	Expenses									
	· · · · · · · · · · · · · · · · · · ·									
=040	Building Maintenance (Townhomes Only)					4 000			4 000	4 000
5010	Building Maintenance	4,000	0	0		1,000		1,000	1,000	1,000
5180	Termite Bond	8,800	0	0		3,100		1,300	600	3,800
	Sub-Total:	12,800	0	0	0	4,100	0	2,300	1,600	4,800
]	
	Grounds Maintenance:]	
6035	General Maintenance	10,000	10,000]	
6040	Contracted Lawn Service	157,700	78,000	19,800		17,000	10,000	8,600	3,300	21,000
6060	Mulch/Pine straw	39,575	19,500	5,000		4,300	2,500	2,200	825	5,250
6110	Annual Flowers/Landscape Improvements	9,100	9,100	3,000		.,550	_,555	2,230	323	3,233
	Irrigation Maintenance	2,500	3,100			500	500	500	500	500
6118		1,000	4.000			500	500	500	500	500
6155	Trash Removal		1,000							
6161	Miscellaneous Repairs	8,000	8,000							
6240	Tree Pruning/Removal	10,000	10,000							
6340	Lake Maintenance	0	0							
6341	Mosquito/Pest Control	3,500	1,225	2275						
	Sub-Total:	241,375	136,825	27,075	0	21,800	13,000	11,300	4,625	26,750
	Pool/Clubhouse									
7040	Contracted Pool Service	15,600		15,600						
7043	Pool Permit	1,024		1,024						
7060										
	Chemical & Supplies	3,500		3,500						
7083	Pool furniture	2,000		2,000						
7161	Janitorial Services	21,000		21,000						
7217	Pool Flower Maintenance	2,300		2,300						
7226	Container Rental	2,500		2,500						
7250	Rec Area Repairs/Maintenance	5,000		5,000						
7305	Phone line	3,600		3,600						
7320	BrockBuilt Note	120,000		120,000						
7325	Bank Pool Loan	168,000		168,000						
7525	Sub-Total	344,524	0	344,524	0	0	0	0	0	0
	Jub-10tal	344,324		344,324		•	•		۰	Ů
	Utilities									
7040		40.000		40.000						
7910	Electric	18,000		18,000						
7920	Water/Sewer	2,060	60	2,000						
7960	Gas	850		850						
	Sub-Total:	20,910	60	20,850	0	0	0	0	0	0
	Administrative/Management									
8020	Management Fee \$8.50 per lot per month	59,000	59,000]	
8025	Onstie Management Support	25,000	25,000]	
8040	Postage	2,500	2,500]	
8060	Copies/Printing/Supplies	6,000	6,000							
8061	Communications	1,000	1,000]	
8080	CPA Services	265	265]	
8100	Legal Expense	25,000	25,000							
	Insurance (Liability)		23,000	0.000		33.000		0.300	4 300	37.000
8120		70,600		8,000		22,000		9,300	4,300	27,000
8121	Directors & Officers Insurance (reimburseable)	1,850	1,850]	
8190	Miscellaneous	6,000	6,000]	
8208	Security Cameras	65,000	65,000							
8271	Courtesy Officer	220,000	175,000	45,000]	
8390	Annual Corporate Report	65	65	<u> </u>	<u></u>			<u></u>	<u> </u>	
	Sub-Total:	482,280	366,680	53,000	0	22,000	0	9,300	4,300	27,000
	Total Operating Expenses	1,101,889	503,565	445,449	0	47,900	13,000	22,900	10,525	58,550
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9260	Reserves	(101,789)	(57,365)	(113,949)	0	25,900	0	8,000	3,775	31,850
	Total Reserves	(101,789)	(57,365)	(113,949)	0	25,900	0	8,000	3,775	31,850
		(232,703)	(57,505)	(220,545)	l	_3,500		5,550	3,,,,	52,050
	Total Expenses	1,000,100	446,200	331,500	0	73,800	13,000	30,900	14,300	90,400
		2,000,100	170,230	331,300		, 3,000	13,000	30,330	14,550	30,400
	Gross	0	2,800	0	0	0	(2,800)	0	o	0
		ا	2,000	ا		ا	(2,000)	l	l "l	٥
	Waysome Way Shortage covered by SEU		(2 000)				2,800			
	Waysome Way Shortage covered by SFH		(2,800)				2,800			
	Net	0	0	0	0	0	0	0	0	0
	****	0	0	0	0	0	0	. 0	0	U