WEST HIGHLANDS HOMEOWNERS ASSOCIATION, INC. 2025 FINAL BUDGET

JANUARY 1, 2025 - DECEMBER 31, 2025

547 Homes Single-family \$1,500.00 Annually; 12 Waysome Way Homes @ \$2,450 Annually; 97 Townhomes \$275/Month

	547 Homes Single-family \$1,500.00 Annu	ually; 12 Waysome			7 Townhomes \$2		
			Div 1	DIV 2		DIV 3	DIV 4
			COMMON	POOL	Single	ALL	Waysome Way
					Family	Townhomes	SF Homes
Acct. #	Category	2025 Budget			(537)	(97)	(12)
	Income						
4020	Assessments Common area - 537 SFH @ \$1,500	805,500			805,500		
4020	537 SFH Transfer for Common Expenses @ \$900	0	483,300		(483,300)		
4020	537 SFH Transfer for Pool Expenses @ \$600	0		322,200	(322,200)		
4020	Assessments - 12 SFH @ \$2450/Annually	29,400	10,800	7,200			11,400
4020	Assessments - 10 new SFH in 2025 (pro-rated)	7,500	4,500	3,000			
4021	Assessments Townhomes - 97TH @ \$275	320,100	87,300	58,200		174,600	
4021	Assessments - 0 new TH in 2025 (pro-rated)	8,400	4,950	3,450			
4021	Declarant Capital Contribution Fees -	0,400	4,550	3,430			
4070	10 New Units @ \$1,750	17,500	0	17,500			
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4080	Resales/New Sales - Initiation Fees - 10 Units @\$1,250	12,500	12,500	0			
4969	Allowance for Doubtful Accounts	(115,500)	(58,140)	(38,760)		(17,460)	(1,140)
4303	Total Income:	1,085,400	545,210	372,790	0	157,140	10,260
	Total medicine	1,005,400	343,210	372,730	·	137,140	10,200
	Expenses					ĺ	
	Termite Bond (Townhomes Only)					ĺ	
F400	Termite Bond (Townnomes Only) Termite Bond	0.700	_			0.700	
5180		9,700	0	0	_	9,700	
	Sub-Total:	9,700	0	0	0	9,700	0
	Crown do Maintenance					1	
	Grounds Maintenance:		<u>.</u>			1	
6035	General Maintenance	15,000	15,000			1	
6040	Contracted Lawn Service	227,640	98,000	25,000		93,120	11,520
6060	Mulch/Pine straw	56,350	30,000	10,000		14,550	1,800
6110	Annual Flowers/Landscape Improvements	13,000	13,000				
6118	Irrigation Maintenance	8,500		2,000		6,000	500
6161	Miscellaneous Repairs	15,000	5,000	10,000			
	Cost Sharing Agreement with Columbia Residential for						
6171	Common Area Usage	75,000	75,000	0			
6340	Lake Maintenance	1,000	1,000				
6341	Mosquito/Pest Control	7,000	4,000	3,000			
	Sub-Total:	418,490	241,000	50,000	0	113,670	13,820
	Pool/Clubhouse						
7040	Contracted Pool Service	16,500		16,500			
7043	Pool Permit	1,250		1,250			
7060	Chemical & Supplies	1,000		1,000			
7083	Pool furniture	2,000		2,000			
7155	Trash Removal	2,500		2,500			
7161	Janitorial Services	30,000		30,000			
7250	Pool Repairs/Maintenance	10,000		10,000			
7305	Phone line	5,000		5,000			
7305	Bank Pool Loan			168,000			
/325	Sub-Total	168,000					
	Sub-Total	236,250	0	236,250	0	0	0
	Utilities						
7910	Electric	18,000		18,000			
7920	Water/Sewer	5,000	1,500	3,500		1	
7960	Gas	1,200		1,200			
	Sub-Total:	24,200	1,500	22,700	0	0	0
	Administrative/Management						
8020	Management Fee \$8.50 per lot per month	67,000	67,000			1	
8040	Postage	2,000	2,000			1	
8047	Corporate Transparency Act Fee	395	395			1	
8060	Copies/Printing/Supplies	8,000	8,000			1	
8061	Communications	300	300			ĺ	
8080	CPA Services	285	285				
8100	Legal Expense	30,000	30,000			1	
8120	Insurance (Liability)	30,000	18,000	12,000		1	
8121	Directors & Officers Insurance (reimburseable)	4,100	4,100	_2,000		1	
8190	Miscellaneous	3,000	3,000			1	
	Courtesy Officer			E0 000		1	
8271		265,000	215,000	50,000		ĺ	
8390	Annual Corporate Report	75	75	62.000	_	-	
	Sub-Total:	410,155	348,155	62,000	0	0	0
	Total Onevatina Frances	4 200 ===	F00.05-		_		
	Total Operating Expenses	1,098,795	590,655	370,950	0	123,370	13,820
	S						
	Gross	(13,395)	(45,445)	1,840	0	33,770	(3,560)
	Shortage covered by Reserves		(3,560)	0			3,560
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9260	Reserves	(13,395)	(49,005)	1,840	0	33,770	0
	Total Reserves	(13,395)	(49,005)	1,840	0	33,770	0
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	Net	0	0	0	0	0	0