WEST HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
2026 FINAL BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
547 Homes Single-family $1,500.00 Annually; 12 Waysome Way Homes @ $2,450 Annually; 97 Townhomes $275/Month

Acct. #	Category	2026 Budget	Div 1 COMMON	DIV 2 POOL	Single Family (537)	DIV 3 ALL Townhomes (97)	DIV 4 Waysome Way SF Homes (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			
4070	Declarant Capital Contribution Fees - 10 New Units @ $1,750	17,500	0	17,500			
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)
	Total Income:	**1,085,400**	**545,210**	**372,790**	**0**	**157,140**	**10,260**
	Expenses						
	Termite Bond (Townhomes Only)						
5180	Termite Bond	9,700	0	0		9,700	
	Sub-Total:	**9,700**	**0**	**0**	**0**	**9,700**	**0**
	Grounds Maintenance:						
6035	General Maintenance	15,000	15,000				
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			
6171	Cost Sharing Agreement with Columbia Residential for 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			
7325	Bank Pool Loan	168,000		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			
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				
8040	Postage	2,000	2,000				
8047	Corporate Transparency Act Fee	395	395				
8060	Copies/Printing/Supplies	8,000	8,000				
8061	Communications	300	300				
8080	CPA Services	285	285				
8100	Legal Expense	30,000	30,000				
8120	Insurance (Liability)	30,000	18,000	12,000			
8121	Directors & Officers Insurance (reimburseable)	4,100	4,100				
8190	Miscellaneous	3,000	3,000				
8271	Courtesy Officer	265,000	215,000	50,000			
8390	Annual Corporate Report	75	75				
	Sub-Total:	**410,155**	**348,155**	**62,000**	**0**	**0**	**0**
	Total Operating Expenses	**1,098,795**	**590,655**	**370,950**	**0**	**123,370**	**13,820**
	Gross	**(13,395)**	**(45,445)**	**1,840**	**0**	**33,770**	**(3,560)**
	Shortage covered by Reserves		**(3,560)**	**0**			**3,560**
9260	**Reserves**	(13,395)	(49,005)	1,840	0	33,770	0
	Total Reserves	**(13,395)**	**(49,005)**	**1,840**	**0**	**33,770**	**0**
	Net	**0**	**0**	**0**	**0**	**0**	**0**