

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC
ADOPTED BUDGET - NOVEMBER 2, 2005

January 1, 2006 - December 31, 2006

AVERAGE UNITS ASSESSED: 368

YEAR 2005 ANNUAL PER UNIT ASSESSMENT: \$560 x 368 units

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	2005 Accounts projected end Dec		2005 Annual Budget	2006 Adopted Annual Budget	Comments
REVENUES					
Assessment Income	207,791.22			206,080.00	368 homes
Interest-Operating				0.00	
Interest-Reserve					
Late Fees					
Other Income					
Total Revenue	207,791.22			206,080.00	
OPERATING EXP					
Administration					
Mgmt/Acct	22,080.00			22,080.00	
Office	2,500.00			3,400.00	
Master Association	23,067.85			23,068.00	
Insurance	5,000.00			4,900.00	
Bad Debr	1,700.00			0.00	
Bank Charges	0.00			0.00	
Website	94.40			150.00	
Administration Total	54,442.25			55,598.00	
Legal & Accounting					
Legal-Collections	0.00			0.00	
Legal	7,000.00			6,000.00	
Corp. Filing Fees	61.25			62.00	
CPA Reports/Tax Prep	675.00			3,000.00	
Tax payments	0.00			0.00	
Property Taxes	7,413.51			7,600.00	
Legal & Acc Total	15,149.76			16,662.00	
Utilities					
Electricity/street lights	35,500.00			30,000.00	
Electricity/general	1,500.00			1,500.00	
Utilities Total	37,000.00			31,500.00	
Ponds/Lakes/Drainage					
Pond Maintenance	3,360.00			3,600.00	
Mitigation/Monitoring	900.00			1,200.00	
Ponds/Lakes Total	4,260.00			4,800.00	
Sidewalk & Signs & Ent					
Signs - R&M	2,850.00			2,700.00	
Entrance - R&M	0.00			0.00	
Sidewalk/Signs/Ent Tot	2,850.00			2,700.00	
Grounds					
Landscaping Contract	30,240.00			32,670.00	
Mulch	10,000.00			9,000.00	
Annuals	2,400.00			2,400.00	
Landscape Other	7,650.00			7,330.00	
Irrigation R & M	2,000.00			2,000.00	
Grounds Total	52,290.00			53,400.00	
Contingencies	650.00			820.00	
Gate Maintenance					
Entrance Gate R&M	3,500.00			4,000.00	
Gate - elec/telephone	1,200.00			1,100.00	
Gate - openers/keys	0.00			0.00	
Gate Maint Total	4,700.00			5,100.00	
Total Operating Expen	171,342.01	0.00	0.00	170,580.00	
RESERVES					
General Reserves	36,449.21			35,500.00	
Total Reserves	36,449.21			35,500.00	
NET OPERATING	0.00			0.00	

2006 ASSESSMENTS

BI-ANNUAL DUES TO REMAIN AT \$560 PER ANNUM PAYABLE 2 PAYMENTS \$280 PER EACH
DUE DATES: FEBRUARY 1, 2006 + JULY 1, 2006