WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC 2020 ADOPTED BUDGET (NOVEMBER 7, 2019) January 1, 2020 - December 31, 2020

AVERAGE UNITS ASSESSED: 368

YEAR 2018 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units YEAR 2019 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units
YEAR 2020 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units
2019 | 2019 | 2019 | 2020

| REVENUES end Sep 2019 to year end Comments | | 2019 | 2019 | 2019 | 2020 | |
|--|----------------------------|------------|------------|------------|------------|---|
| REVENUES | | Accounts | Accounts | Annual | | |
| Assessment Income Gate Remotes S20,00 900,00 10terest-Operating 4,60 6,00 10terest-Operating 4,60 6,00 10terest-Operating 4,60 10terest-Operating 5,14 10,00 10terest-Operating 10terest-Operat | ***** | | | Budget | Budget | |
| Gate Remotes | | | | | | |
| Interest-Operating | | | 239,200.00 | | | 368 homes x \$700; 7.7% increase |
| Late Fees | | | | 600.00 | 600.00 | |
| Interest Reserve | | | | | | |
| Other Income | | | | 600.00 | | |
| Mailbox Reimbursement 3,751.95 5,000.00 | | | , | 500.00 | | |
| Total Revenue 250,154.48 252,846.00 240,900.00 261,800.00 | | | | 500.00 | 500.00 | |
| OPERATING EXP Administration Mgmt/Acct 21.859.20 29,146.00 29,150.00 30.030.00 3% inc to 6.80/unit/last inc given 201 Office 8.690.19 14.000.00 12.500.00 13.500.00 13.500.00 Tarfic Calming 0.00 2.500 100.00 5.000.00 3.700.00 3.700.00 Tarfic Calming 0.00 0.00 2.500.00 3.000.00 3.000.00 3.500.00 | | | , | | | |
| Administration | Total Revenue | 250,154.48 | 252,846.00 | 240,900.00 | 261,800.00 | |
| Mgmt/Acct | | | | | | |
| Office 8,090.19 14,000.00 12,500.00 13,500.00 Bank Charges 0.00 2,500 100.00 100.00 Traffic Calming 0.00 0.00 5,000.00 5,000.00 speed humps Community Services 740.68 3,300.00 2,600.00 3,170.00 social/welcome/yard of the month Website 500.00 1,000.00 1,050.00 1,050.00 1,050.00 Reserve Study update 2,450.00 2,450.00 2,500.00 0.00 next study 2024 Insurance 10,697.00 11,597.00 11,550.00 12,500.00 expect increase Bad Debt 1,800.73 3,000.00 65,000 650.00 66,000.00 Administration Total 46,737.80 63,818.00 65,100.00 66,000.00 Legal & Accounting 1 100.00 3,000.00 3,000.00 3,000.00 Tax payments 0.00 675.00 700.00 700.00 700.00 Tax payments 0.00 0.00 8,800.00 8,800.00 Countrywa | | | | | | |
| Bank Charges | | | | | 30,030.00 | 3% inc to 6.80/unit/last inc given 2017 |
| Traffic Calming | | | | | | |
| Community Services | Bank Charges | | | | | |
| Website | Traffic Calming | | | | | |
| Reserve Study update | | | | | | social/welcome/yard of the month |
| Insurance | | | | | , | |
| Bad Debt | | | | | | ž. |
| Administration Total 46,737.80 63,818.00 65,100.00 66,000.00 | | | | | | |
| Legal & Accounting | Bad Debt | 1,800.73 | 3,000.00 | 650.00 | 650.00 | |
| Legal | Administration Total | 46,737.80 | 63,818.00 | 65,100.00 | 66,000.00 | |
| Legal | Legal & Accounting | | | | | |
| CPA Reports/Tax Prep 675.00 675.00 700.00 700.00 Tax payments 0.00 0.00 0.00 0.00 0.00 Property Taxes 0.00 8,700.00 8,800.00 8,800.00 Countryway lighting Corp. Filing Fees 61.25 62.00 100.00 12,600.00 120.00 Legal & Acc Total 836.25 9,537.00 12,600.00 12,600.00 Utilities 1,394.78 1,675.00 2,000.00 2,000.00 Electricity/street lights 30,557.89 36,700.00 37,000.00 37,000.00 Utilities Total 31,952.67 38,375.00 39,000.00 39,000.00 Ponds/Lakes/Drainage Pond Maintenance 3,465.00 4,620.00 6,000.00 6,000.00 Ponds/Lakes Total 3,465.00 4,620.00 6,000.00 6,000.00 6,000.00 Sidewalks Signs Entrances Sings - R&M 880.50 2,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 5,000.00 <td></td> <td>100.00</td> <td>100.00</td> <td>3 000 00</td> <td>3 000 00</td> <td></td> | | 100.00 | 100.00 | 3 000 00 | 3 000 00 | |
| Tax payments | | | | | | |
| Property Taxes | • | | | | | |
| Corp. Filing Fees | | | | | | |
| Ligal & Acc Total 836.25 9,537.00 12,600.00 12,600.00 | Property Taxes | | | | | Countryway lighting |
| Color | Corp. Filing Fees | 61.25 | 62.00 | 100.00 | 100.00 | |
| Electricity/general | Legal & Acc Total | 836.25 | 9,537.00 | 12,600.00 | 12,600.00 | |
| Electricity/street lights 30,557.89 36,700.00 37,000.00 37,000.00 | Utilities | | | | | |
| Electricity/street lights 30,557.89 36,700.00 37,000.00 37,000.00 | Electricity/general | 1,394.78 | 1,675.00 | 2,000.00 | 2,000.00 | |
| Description | | | | 37,000.00 | 37,000.00 | |
| Ponds/Lakes/Drainage | • | | · | | • | |
| Pond Maintenance 3,465.00 4,620.00 6,000.00 6,000.00 monthly maint is \$385 Mitigation/Monitoring 0.00 0.00 0.00 0.00 mext report due 2021 Ponds/Lakes Total 3,465.00 4,620.00 6,000.00 6,000.00 Sidewalks Signs Entrances Mailboxes 2,864.39 5,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 7,000.00 9,200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscaping Contract 29,475.00 39,300.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 yld incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance < | | 51,962107 | 20,272.00 | 23,000.00 | 27,000100 | |
| Mitigation/Monitoring 0.00 0.00 0.00 next report due 2021 Ponds/Lakes Total 3,465.00 4,620.00 6,000.00 6,000.00 Sidewalks Signs Entrances Signs - R&M 880.50 2,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 500.00 200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 7,000.00 7,000.00 7,000.00 9,000.00 10,000.00 1 | | | | | | |
| Ponds/Lakes Total 3,465.00 4,620.00 6,000.00 | | | | | | |
| Sidewalks Signs Entrances Signs - R&M Section Signs - R&M Section Signs - R&M Section Signs - R&M Section Section Signs - R&M Section Sectio | Mitigation/Monitoring | 0.00 | 0.00 | 0.00 | 0.00 | next report due 2021 |
| Mailboxes 2,864.39 5,000.00 reimbursed by homeowners Signs - R&M 880.50 2,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 500.00 200.00 200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 yd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Sidewalk Maintenance 0.00 5,000.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 | Ponds/Lakes Total | 3,465.00 | 4,620.00 | 6,000.00 | 6,000.00 | |
| Mailboxes 2,864.39 5,000.00 reimbursed by homeowners Signs - R&M 880.50 2,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 500.00 200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 2,000.00 Grounds Total 41,807.92 <t< td=""><td>Sidewalks Signs Entrances</td><td></td><td></td><td></td><td></td><td></td></t<> | Sidewalks Signs Entrances | | | | | |
| Signs - R&M 880.50 2,000.00 2,000.00 4,000.00 Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 500.00 200.00 200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 2,000.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 | Mailboxes | 2.864.39 | 5.000.00 | | | reimbursed by homeowners |
| Walls R&M 50.00 100.00 4,500.00 5,000.00 cleaning Lighting R&M 50.00 100.00 500.00 200.00 200.00 Swalks,Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Sireet Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 2,000.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | , | | 2,000.00 | 4.000.00 | |
| Lighting R&M 50.00 100.00 500.00 200.00 Swalks, Signs & Ent Totals 3,844.89 7,200.00 7,000.00 9,200.00 Grounds Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29,54 2,500.00 2,000.00 2,000.00 ytd incl emergency shade removal Sireet Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 2,000.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Grounds 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscaping Contract 29,475.00 39,300.00 45,000.00 3,000.00 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Grounds 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscaping Contract 29,475.00 39,300.00 45,000.00 3,000.00 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29,54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | Swalks, Signs & Ent Totals | | | | | |
| Landscaping Contract 29,475.00 39,300.00 45,000.00 40,100.00 3275 since 2014; 2% inc for 2020 Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 yd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | 2,057 | ,200.00 | . ,000.00 | - ,= 00.00 | |
| Landscape Improvements 4,402.52 5,500.00 2,500.00 3,000.00 Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | 60 15- | 20.255 | 45.05.5 | 10 1 = = = | |
| Tot Lots R&M 5,982.86 6,500.00 5,000.00 6,000.00 ytd incl emergency shade removal Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | , | | | 3275 since 2014; 2% inc for 2020 |
| Roads & Grounds R&M 29.54 2,500.00 2,000.00 2,000.00 Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Street Tree Pruning 0.00 5,000.00 5,000.00 5,000.00 423 total Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Sidewalk Maintenance 0.00 8,200.00 5,000.00 5,000.00 Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | Roads & Grounds R&M | | | | | |
| Foreclosure Maintenance 0.00 0.00 300.00 300.00 Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Irrigation R & M 1,918.00 2,600.00 1,500.00 2,000.00 Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| Grounds Total 41,807.92 69,600.00 66,300.00 63,400.00 | | | | | | |
| | | | | | • | |
| Operating Expenses 128,644.53 193,150.00 196,000.00 196,200.00 continued overleaf | Grounds Total | 41,807.92 | 69,600.00 | 66,300.00 | 63,400.00 | |
| | Operating Expenses | 128,644.53 | 193,150.00 | 196,000.00 | 196,200.00 | continued overleaf |

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC 2020 ADOPTED BUDGET (NOVEMBER 7, 2019)

January 1, 2020 - December 31, 2020

AVERAGE UNITS ASSESSED: 368

YEAR 2015 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units (increased 8.3%)

YEAR 2016 ANNUAL PER UNIT ASSESSMENT: $\$650 \times 368$ units

YEAR 2017 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units

YEAR 2018 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units YEAR 2019 ANNUAL PER UNIT ASSESSMENT: \$650 X 368 units

YEAR 2020 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units (increased 7.7%)

| OPERATING EXP | 2019 Accounts as of end Sep 2019 | 2019 Accounts projected to year end | 2019 Annual Budget | 2020 Budget | Comments |
|---------------------------|---|--|--------------------------|----------------|---------------------------------------|
| Gate Maintenance | Î | Ţ | | | |
| Gate - telephone | 2,067.85 | 2,495.00 | 1,800.00 | 1,100.00 | |
| Entrance Gate R&M | 3,162.01 | 6,000.00 | 5,000.00 | 5,500.00 | |
| Gate Maint Total | 5,229.86 | 8,495.00 | 6,800.00 | 6,600.00 | |
| Contingencies | 0.00 | 100.00 | 100.00 | 100.00 | |
| Total Operating Expenses | 133,874.39 | 201,745.00 | 202,900.00 | 202,900.00 | |
| DECEDATE | | | | | |
| RESERVES General Reserves | 41,770.52 | 43,030.00 | 38,000.00 | 58,900.00 | |
| | | · · · · · · · · · · · · · · · · · · · | , | , | |
| Total Reserves | 41,770.52 | 43,030.00 | 38,000.00 | 58,900.00 | |
| NET OPERATING | 74,509.57 | 8,071.00 | 0.00 | 0.00 | · · · · · · · · · · · · · · · · · · · |

2020 ASSESSMENTS

THE 2020 BI-ANNUAL ASSESSMENTS TO INCREASE \$25 PER PAYMENT TO \$350.00 PER PAYMENT (\$700 PER YEAR). 2020 PAYMENT DUE DATES SHALL REMAIN AS FEB 1ST & JULY 1ST 2020

End Sep 2019 Est End 2019

General Reserves 337,909.00 330,668.00

TOTAL REPAVING COST 226,788.00 work done June 2017

RESERVES ARE NOT LIMITED TO REPAVING - WALLS, GATES, SIGNAGE, TOT LOT EQUIPMENT, STORM DRAINS, POND STRUCTURES ETC. REQUIRE RESERVE FUNDING

RESERVES ARE ALSO FOR SPECIAL PROJECTS EG. STREET TREE REMOVAL/REPLACEMENT