

**WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC**  
**2022 ADOPTED BUDGET (OCTOBER 28, 2021)**  
**January 1, 2022 - December 31, 2022**  
**AVERAGE UNITS ASSESSED: 368**

**YEAR 2020 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units**  
**YEAR 2021 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units**  
**YEAR 2022 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units**

<b>REVENUES</b>	<b>2021 Accounts as of end Sep 2021</b>	<b>2021 Accounts projected to year end</b>	<b>2021 Annual Budget</b>	<b>2022 Budget</b>	<b>Comments</b>
Assessment Income	257,600.00	257,600.00	257,600.00	257,600.00	368 homes x \$700; no increase
Gate Remotes	760.00	900.00	600.00	600.00	
Interest-Operating	4.67	7.00			
Late Fees	474.07	500.00	300.00	400.00	
Interest-Reserve	1,066.12	1,238.00	2,500.00	600.00	interest rates have dropped
Other Income	3,031.99	3,300.00	500.00	1,000.00	
Mailbox Reimbursement	4,523.26	5,000.00			
<b>Total Revenue</b>	<b>267,460.11</b>	<b>268,545.00</b>	<b>261,500.00</b>	<b>260,200.00</b>	
<b>OPERATING EXP</b>					
<b>Administration</b>					
Mgmt/Acct	22,521.60	30,029.00	30,030.00	30,910.00	3% inc to \$7 per unit (from \$6.80)
Office	10,991.14	15,700.00	14,500.00	16,000.00	increase due to costs&postage
Bank Charges	36.00	50.00	100.00	100.00	
Traffic Calming	2,000.00	2,000.00	10,000.00	1,500.00	
Community Services	785.07	1,100.00	1,050.00	2,500.00	social/welcome/yard of the month
Website	750.00	1,500.00	1,500.00	1,500.00	
Reserve Study update	0.00	0.00	0.00	3,000.00	
Insurance	10,614.00	13,000.00	11,500.00	14,400.00	insurance increase expected
Bad Debt	0.00	0.00	2,100.00	1,400.00	
<b>Administration Total</b>	<b>47,697.81</b>	<b>63,379.00</b>	<b>70,780.00</b>	<b>71,310.00</b>	
<b>Legal &amp; Accounting</b>					
Legal	100.00	100.00	4,000.00	4,000.00	
CPA Reports/Tax Prep	175.00	700.00	700.00	700.00	
Tax payments	0.00	0.00	0.00	0.00	
Property Taxes	0.00	8,900.00	9,000.00	9,000.00	Countryway lighting
Corp. Filing Fees	61.25	62.00	100.00	70.00	
<b>Legal &amp; Acc Total</b>	<b>336.25</b>	<b>9,762.00</b>	<b>13,800.00</b>	<b>13,770.00</b>	
<b>Utilities</b>					
Electricity/general	898.68	1,250.00	1,750.00	1,500.00	
Electricity/street lights	24,377.54	33,550.00	37,000.00	37,000.00	
<b>Utilities Total</b>	<b>25,276.22</b>	<b>34,800.00</b>	<b>38,750.00</b>	<b>38,500.00</b>	
<b>Ponds/Lakes/Drainage</b>					
Pond Maintenance	3,767.75	5,300.00	6,000.00	6,500.00	15.5% increase
Mitigation/Monitoring	0.00	625.00	1,000.00	0.00	2026 is next reporting year
<b>Ponds/Lakes Total</b>	<b>3,767.75</b>	<b>5,925.00</b>	<b>7,000.00</b>	<b>6,500.00</b>	
<b>Sidewalks Signs Entrances</b>					
Mailboxes	4,872.64	5,000.00			reimbursed by homeowners
Signs - R&M	150.48	2,000.00	3,000.00	4,000.00	
Walls R&M	7,350.00	7,350.00	6,000.00	5,000.00	
Lighting R&M	5,250.00	7,000.00	2,500.00	4,000.00	includes holiday lighting \$3.3K
<b>Swalks, Signs &amp; Ent Totals</b>	<b>17,623.12</b>	<b>21,350.00</b>	<b>11,500.00</b>	<b>13,000.00</b>	
<b>Grounds</b>					
Landscaping Contract	29,475.00	40,675.00	40,500.00	44,802.00	3275 since 2013; bumped to 3734
Landscape Improvements	1,987.52	8,000.00	8,000.00	8,000.00	
Tot Lots R&M	3,582.57	7,500.00	7,500.00	8,000.00	add swalk&rectify drainage
Roads & Grounds R&M	2,400.00	2,400.00	1,500.00	1,500.00	
Street Tree Pruning	11,700.00	16,000.00	8,000.00	9,000.00	406 total/now 383
Sidewalk Maintenance	10,246.00	17,000.00	6,000.00	7,000.00	
Foreclosure Maintenance	0.00	0.00	300.00	300.00	
Irrigation R & M	1,708.75	2,100.00	1,600.00	2,200.00	
<b>Grounds Total</b>	<b>61,099.84</b>	<b>93,675.00</b>	<b>73,400.00</b>	<b>80,802.00</b>	
<b>Operating Expenses</b>	<b>155,800.99</b>	<b>228,891.00</b>	<b>215,230.00</b>	<b>223,882.00</b>	<i>continued overleaf...</i>

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**January 1, 2022 - December 31, 2022**

**AVERAGE UNITS ASSESSED: 368**  
**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%)**  
**YEAR 2021 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units**  
**YEAR 2022 ANNUAL PER UNIT ASSESSMENT: \$700 X 368 units**

	2021 Accounts as of end Sep 2010	2021 Accounts projected to year end	2021 Annual Budget	2022 Budget	Comments
<b>OPERATING EXP</b>					
<b>Gate Maintenance</b>					
Gate - telephone	1,033.45	1,100.00	1,000.00	1,200.00	
Entrance Gate R&M	1,320.53	2,200.00	5,000.00	3,000.00	
<b>Gate Maint Total</b>	<b>2,353.98</b>	<b>3,300.00</b>	<b>6,000.00</b>	<b>4,200.00</b>	
<b>Contingencies</b>	<b>0.00</b>	<b>100.00</b>	<b>270.00</b>	<b>118.00</b>	
<b>Total Operating Expenses</b>	<b>158,154.97</b>	<b>232,291.00</b>	<b>221,500.00</b>	<b>228,200.00</b>	
<b>RESERVES</b>					
General Reserves	41,066.12	41,238.00	40,000.00	32,000.00	
Total Reserves	41,066.12	41,238.00	40,000.00	32,000.00	
<b>TOTAL OPERATING</b>	<b>199,221.09</b>	<b>273,529.00</b>	<b>261,500.00</b>	<b>260,200.00</b>	
<b>NET OPERATING</b>	<b>68,239.02</b>	<b>-4,984.00</b>	<b>0.00</b>	<b>0.00</b>	

**2022 ASSESSMENTS**

**THE 2022 BI-ANNUAL ASSESSMENTS TO REMAIN AT \$350.00 PER PAYMENT (\$700 PER YEAR)**

**2022 PAYMENT DUE DATES SHALL REMAIN AS FEB 1ST & JULY 1ST**

	End Sep 2021	Est End 2021
General Reserves	393,036.00	393,200.00

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