

**WESTCHESTER SHORES HOMEOWNERS ASSO.INC**  
**24 UNITS**  
**JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$128,160	\$128,160	\$10,680
	<b>TOTAL REVENUE</b>	<b>\$128,160</b>	<b>\$128,160</b>	<b>\$10,680</b>
	<b>OPERATING EXPENSES</b>			
5010	Printing / Copying / Supplies	\$1,500	\$2,000	\$167
5015	Lockbox/Coupon Books	\$204	\$204	\$17
5030	Website	\$0	\$750	\$63
5040	Storage Boxes	\$360	\$360	\$30
5200	Pest Control / Bldgs	\$3,700	\$3,850	\$321
5210	Sentricon Termite / Bldgs	\$1,250	\$1,250	\$104
5300	Commercial Package Insurance	\$5,058	\$6,100	\$508
5400	Contract Lawn Service	\$19,200	\$19,533	\$1,628
5410	Additional Landscaping - sod, mulch, etc	\$500	\$500	\$42
5430	Irrig / Mo Contract Inspect / Repairs	\$1,000	\$1,000	\$83
5460	Tree Trimming & Landscaping	\$6,600	\$3,000	\$250
5450	Lake / Pond Repair & Maintenance	\$1,000	\$1,320	\$110
5610	Bureau of Condo Fees	\$80	\$80	\$7
5800	Assoc Mgmt Fee Exp. 12/24 - 60 day notice	\$9,546	\$10,116	\$843
5900	Legal Fees	\$500	\$500	\$42
5910	Accounting and Tax Preparation	\$425	\$425	\$35
6100	Building Maintenance	\$7,000	\$7,000	\$583
6135	Gate Telephone Service	\$1,000	\$500	\$42
6150	Gate Repair & Maintenance	\$1,500	\$3,000	\$250
6200	Association Shared Pool Fees	\$6,805	\$6,500	\$542
7000	Electricity	\$2,970	\$2,500	\$208
8000	Operating Contingency	\$0	\$119	\$10
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$70,198</b>	<b>\$70,607</b>	<b>\$5,884</b>

**RESERVES**

9010	Reserves - Painting	\$10,587	\$5,410	\$451
9020	Reserves - Paving	\$4,413	\$4,256	\$355
9030	Reserves - Roofing	\$8,008	\$7,897	\$658
9045	Reserves - Balconies	\$15,654	\$15,690	\$1,307
9100	Reserves - Deferred Maintenance	\$19,300	\$24,300	\$2,025
	<b>TOTAL RESERVES</b>	<b>\$57,962</b>	<b>\$57,553</b>	<b>\$4,796</b>

**TOTAL EXPENSES**

\$0	\$0	\$10,680
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**Approved 11/27/24**

	2024 MAINTENANCE FEE	2025 MAINTENANCE FEE
ANNUAL ASSESSMENT PER LOT	\$5,340	\$5,340
MONTHLY ASSESSMENT PER LOT	\$445	\$445

**RESERVE ANALYSIS  
WESTCHESTER SHORES HOMEOWNERS ASSOCIATION  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
<b>Reserves - Painting</b>	<b>\$90,000</b>	<b>\$37,948</b>	<b>10</b>	<b>5</b>	<b>\$52,052</b>	<b>\$10,410</b>	<b>\$5,410</b>
<b>Reserves - Paving</b>	<b>\$36,405</b>	<b>\$27,893</b>	<b>10</b>	<b>2</b>	<b>\$8,512</b>	<b>\$4,256</b>	<b>\$4,256</b>
<b>Reserves - Roofing</b>	<b>\$195,000</b>	<b>\$147,617</b>	<b>20</b>	<b>6</b>	<b>\$47,383</b>	<b>\$7,897</b>	<b>\$7,897</b>
<b>Reserves - Balconies</b>	<b>\$240,000</b>	<b>\$20,341</b>	<b>20</b>	<b>14</b>	<b>\$219,659</b>	<b>\$15,690</b>	<b>\$15,690</b>
<b>Reserves - Deferred Maintenance</b>		<b>\$47,577</b>					<b>\$24,300</b>
 <b><u>TOTALS</u></b>	 <b><u>\$561,405</u></b>	 <b><u>\$281,376</u></b>			 <b><u>\$327,606</u></b>	 <b><u>\$38,253</u></b>	 <b><u>\$57,553</u></b>