

**Westchester Owner's Committee  
2008 Budget - FINAL**

**# of Homes** 366  
**Assessment** \$ 499  
**Collection Rate** 97%

**Cash Basis  
Dec - Nov  
2008  
Budget**

**OPERATING FUND**

**Operating Revenue**

410 Assessments	\$ 142,155
415 HO Interest Income	250
420 HO Late Fees	1,200
425 Bank Interest Income	3,400
430 Transfer, Resale, Refi Fees	1,500
460 Advertising	1,000
465 Garbage Reimbursement	26,400
470 Security Payment	3,160
475 Miscellaneous	-

**Operating Income** \$ 179,065

478 Swim & Tennis Assessments	35,000
480 Swim & Tennis Memberships	37,000

**Swim & Tennis Income** \$ 72,000

**Total Revenue** \$ 251,065

**Operating Expenses**

**Administrative**

510 Annual Meeting Expense/Promotions	\$ 900
520 Website Fees	200
525 Postage & Printing	500
530 Bank Fees & Charges	-
590 Other Admin Fees	150

**Total Administrative** \$ 1,750

**610 Garbage Service** 70,000

**630 Insurance** 11,000

**Maintenance Services**

655 Landscape Services	\$ 11,000
660 Pest Control Services	2,000
665 Repairs & Maintenance	2,000

**Total Maintenance Services** \$ 15,000

**Professional Fees**

755 Accounting Services	\$ 9,000
760 Legal Fees	500

**Total Professional Fees** \$ 9,500

**780 RAP News Letter** 1,500

**Security**

810 Security Cellphone	\$ 275
815 Constable Service Fees	64,000

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845 Other Security Fees		250
<b>Total Security</b>		<b>\$ 64,525</b>
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<b>Pool &amp; Tennis</b>		
855 Electricity - Pool & Tennis	\$	15,400
860 Equipment		300
865 Janitorial		2,000
870 Landscaping		5,500
875 Pool Mgmt & Cleaning		38,000
880 Permits & Memberships		500
885 Repairs & Maintenance - Pool		2,500
890 Repairs & Maintenance - Tennis		1,100
895 Telephone		1,900
900 Water - Pool		6,500
<b>Total Pool &amp; Tennis</b>	<b>\$</b>	<b>73,700</b>
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<b>Utilities</b>		
955 Electric - General	\$	1,500
960 Water - General		202
<b>Total Utilities</b>	<b>\$</b>	<b>1,702</b>
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<b>Total Expenses</b>	<b>\$</b>	<b>248,677</b>
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<b>Subtotal Operating Surplus/(Deficit)</b>	<b>\$</b>	<b>2,388</b>
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<b>Contributions to Reserve Fund</b>		2,388
<b>Depreciation</b>		-
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<b>Operating Surplus/(Deficit)</b>	<b>\$</b>	<b>(0)</b>
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<b>Estimated Beginning Operating Cash Fund Balance</b>		<b>15,466</b>
<b>Estimated Ending Operating Cash Fund Balance</b>		<b>15,466</b>
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<b>RESERVE FUND</b>		
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<b>Reserve Revenue</b>		
Contributions from Operating	\$	2,388
<b>Total Revenue</b>	<b>\$</b>	<b>2,388</b>
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<b>Reserve Expenses</b>		
Pool Area Improvements	\$	-
<b>Total Reserve Expenses</b>	<b>\$</b>	<b>-</b>
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<b>Reserve Surplus/(Deficit)</b>	<b>\$</b>	<b>2,388</b>
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<b>Estimated Beginning Reserve Cash Fund Balance</b>		<b>80,344</b>
<b>Estimated Ending Reserver Cash Fund Balance</b>		<b>82,732</b>

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<b>TOTAL FUND</b>	
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<b>TOTAL SURPLUS/(DEFICIT)</b>	\$ 2,388
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Estimated Beginning Total Cash Fund Balance	95,810
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Estimated Ending Total Cash Fund Balance	98,198
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