

**WESTCHESTER SHORES HOMEOWNERS ASSOC. INC**  
**24 UNITS**  
**JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET**

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$128,160	\$141,173	\$11,764
	<b>TOTAL REVENUE</b>	<b>\$128,160</b>	<b>\$141,173</b>	<b>\$11,764</b>
	<b>OPERATING EXPENSES</b>			
5010	Printing / Copying / Supplies	\$2,000	\$2,000	\$167
5015	Lockbox/Coupon Books	\$204	\$204	\$17
5030	Website	\$750	\$750	\$63
5040	Storage Boxes	\$360	\$360	\$30
5200	Pest Control / Bldgs	\$3,850	\$4,000	\$333
5210	Sentricon Termite / Bldgs	\$1,250	\$1,250	\$104
5300	Commercial Package Insurance	\$6,100	\$5,300	\$442
5400	Contract Lawn Service	\$19,533	\$18,000	\$1,500
5410	Additional Landscaping - sod, mulch, etc	\$500	\$7,500	\$625
5430	Irrig / Mo Contract Inspect / Repairs	\$1,000	\$1,000	\$83
5460	Tree Trimming & Landscaping	\$3,000	\$3,000	\$250
5450	Lake / Pond Repair & Maintenance	\$1,320	\$1,440	\$120
5610	Bureau of Condo Fees	\$80	\$80	\$7
5800	Assoc Mgmt Fee Exp. 12/24 - 60 day notice	\$10,116	\$10,416	\$868
5900	Legal Fees	\$500	\$1,000	\$83
5910	Accounting and Tax Preparation	\$425	\$1,500	\$125
6100	Building Maintenance	\$7,000	\$7,000	\$583
6135	Gate Telephone Service	\$500	\$550	\$46
6150	Gate Repair & Maintenance	\$3,000	\$1,000	\$83
6200	Association Shared Pool Fees	\$6,500	\$6,500	\$542
7000	Electricity	\$2,500	\$4,300	\$358
8000	Operating Contingency	\$119	\$2,271	\$189
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$70,607</b>	<b>\$79,421</b>	<b>\$6,618</b>

**RESERVES**

9010	Reserves - Painting	\$5,410	\$4,048	\$337
9020	Reserves - Paving	\$4,256	\$3,900	\$325
9030	Reserves - Roofing	\$7,897	\$14,745	\$1,229
9045	Reserves - Balconies	\$15,690	\$8,059	\$672
9100	Reserves - Deferred Maintenance	\$24,300	\$31,000	\$2,583
	<b>TOTAL RESERVES</b>	<b>\$57,553</b>	<b>\$61,752</b>	<b>\$5,146</b>

**TOTAL EXPENSES**

\$0	\$0
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**Approved 11/19/25**

	2025 MAINTENANCE FEE	2026 MAINTENANCE FEE
ANNUAL ASSESSMENT PER LOT	\$5,340	\$5,882
MONTHLY ASSESSMENT PER LOT	\$445	\$490

**RESERVE ANALYSIS  
WESTCHESTER SHORES HOMEOWNERS ASSOCIATION  
JANUARY 1, 2026 - DECEMBER 31, 2026**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2026</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2026 Fully Funded Annual Reserves</b>	<b>2026 Actual Budgeted Amount</b>
<b>Reserves - Painting</b>	\$60,000	\$37,794	10	4	\$22,206	\$5,552	\$4,048
<b>Reserves - Paving</b>	\$50,000	\$31,413	10	2	\$18,587	\$9,294	\$3,900
<b>Reserves - Roofing</b>	\$300,000	\$5,100	20	20	\$294,900	\$14,745	\$14,745
<b>Reserves - Balconies</b>	\$240,000	\$22,287	20	13	\$217,713	\$16,747	\$8,059
<b>Reserves - Deferred Maintenance</b>		\$27,226					\$31,000

**TOTALS**      **\$650,000**      **\$123,820**      **\$553,406**      **\$46,337**      **\$61,752**