



WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION INC.
BUDGET MEETING FOR ADOPTION OF PROPOSED 2021 OPERATING BUDGET

Date: Monday, November 23, 2020

Time: 7:00 PM

Place: Westchester Country Club, Pool Pavilion, 12241 Fairway Pines Dr.

Dear Starlight Cove Homeowner:

Attached please find the PROPOSED 2021 OPERATING BUDGET for your review. The goal of the annual budget is to ensure that there are sufficient funds to cover the costs of properly maintaining and repairing the common areas and pool and facilitating all required administrative responsibilities of the Association throughout the year. The annual budget is a projected estimate for these costs, and at its most basic level is used to balance income against expenditures in an effort to prevent overspending. Your Board of Directors is ultimately responsible for the fiscal management of the Association in a manner that promotes the maintenance, upkeep, replacement and repair of all elements comprising the common areas.

The Board is proposing a \$5 monthly increase in the dues to meet those costs explained above. This increase is reflective of the costs to cover the annual 4% increase in Hotwire television and internet services. The Board has also increased the reserve funds contribution to more accurately reflect long term costs for upkeep and replacement of the Associations assets.

The Association will continue to provide bi-annual pressure cleaning of the community sidewalks as well as security patrols by a licensed security company.

The November 23th 2020 Budget Meeting Agenda will be as follows and all unit owners are encouraged to attend:

1. Call to Order
2. Establish Quorum
3. Proof of Notice – Affidavit of Mailing
4. Board of Directors Adoption of Budget for January 1, 2021 thru December 31, 2021
5. Adjournment

Sincerely,
Your Board of Directors

Westchester Country Club Homeowners Association, Inc.

Proposed Budget for the Fiscal Year of January 1, 2021 thru December 31, 2021

G/L Number	DESCRIPTION	2020	2021
		APPROVED BUDGET	DRAFT BUDGET
4001	Residential Assessments 2	\$ 372,045	383,309
4025	Reserve Assessments	25,000	26,000.00
4120	Initial Contribution - W/C		
4245	Photocopy Income		
4710	Late Fees & Interest		
4810	Compliance Fines		
4815	Prior Yr Income/Deficit		
4835	Miscellaneous Income		
4900	Interest Earned - Operating Accounts		
Total Income		397,045	409,309
5010	Bad Debt	5,000	5,000
5015	Bank Charges		
5045	Dues & Subscriptions	200	300
5070	Master Association Fee	14,000	14,600
5075	Meeting Room Rentals	0	0
5090	Office Supplies	1,000	4,000
5100	Records Storage	288	288
5195	Other Administrative Services		0
5460	Property Insurance Premiums	12,500	13,500
6000	Electric Service	19,000	20,000
6025	Water Service	2,000	2,400
6035	Trash and Recycling Service	215	215
6045	Cable Service	204,072	212,234
6050	Telephone Service	0	0
6100	Grounds & Landscaping - Contract	29,000	31,000
6110	Landscape Repair & Maintenance	4,000	4,000
6160	Tree Maintenance	3,600	3,600
6200	Irrigation	3,000	2,000
6300	Permits & Licenses	450	400
6430	Janitorial Services	4,225	4,300
6434	Pest Control	1,300	1,500
6438	Pool Management	5,100	5,100
6440	Security Services	7,395	6,500
6565	Fire System Repair & Maintenance	100	0
6600	General Repair & Maintenance	4,000	6,000
6635	Janitorial Supplies & Maintenance	0	500
6700	Pool Supplies/Repair & Maintenance	1,000	1,000
6705	Power Washing Services & Supplies	6,200	6,200
6730	Security System Repair & Maintenance	1,000	1,000
7000	Audit & Tax Services	2,400	2,500
7030	Legal Services - General Counsel	5,000	5,000
7040	Management Fees	34,000	29,172
9100	Other Contingency Expenses	2,000	1,000
9105	Reserve Contribution Expense	25,000	26,000
Total Expense		\$397,045.00	409,309

Maintenance Fee	<u>2020</u>	<u>2021</u>
Number of Units:		
187	\$ 177	\$ 182