

WESTWOOD COMMUNITY THREE ASSOCIATION, INC.				
	Account	Description	2025 Budget	2026 Budget
Operating Accounts				
Income Accounts				
ASSESSMENTS & FEES				
	40-4005-00	Maintenance Fees	\$186,900.00	\$244,920.00
	40-4025-00	Interest Income - Operating	\$3,000.00	\$3000.00
	40-4035-00	Late Fees	\$3,000.00	\$3000.00
	40-4037-00	Access Cards/Key Income	\$100.00	\$100.00
	40-4070-00	Clubhouse Rental	\$5,500.00	\$5,500.00
	40-4095-00	Surplus (Income)	\$48,000.00	\$10,330.00
Income Accounts Total			\$246,500.00	\$266,850.00
Expense Accounts				
GENERAL & ADMINISTRATIVE				
	50-5005-00	Insurance	\$60,000.00	\$45,000.00
	50-5010-00	Management Fee	\$35,000.00	\$54,000.00
	50-5015-00	Accounting	\$2,500.00	\$2,500.00
	50-5020-00	Legal Fees - General	\$12,000.00	\$12,000.00
	50-5025-00	Administrative	\$4,500.00	\$4,500.00
	50-5030-00	Licenses, Permits & Taxes	\$1,000.00	\$500.00
	50-5095-00	Bad Debt Expense	\$4,000.00	\$2,000.00
Total				\$120,500.00
UTILITIES				
	60-6005-00	Electric	\$6,000.00	\$12,000.00
	60-6007-00	Electricity Heat	\$10,000.00	\$6,000.00
	60-6010-00	Water & Sewer	\$3,300.00	\$3,300.00
	60-6030-00	Cable Service (Should be internet not cable)	\$4,500.00	\$1,000.00
Total:				\$22,300.00
CONTRACTS & REPAIRS				
	80-8005-00	Lawn Maintenance	\$9,000.00	\$9,000.00
		Total Services for external pest control		\$450.00
	80-8015-00	Landscape Improvements	\$4,500.00	\$4,500.00
	80-8032-00	Irrigation Repairs	\$4,200.00	\$4,200.00
	80-8050-00	Backflow Repair	\$300.00	\$300.00
	80-8055-00	Pool Maintenance Contract	\$7,800.00	\$9,500.00
	80-8056-00	Pool Repairs/Supplies	\$5,000.00	\$15,000.00
	80-8062-00	Janitorial Supplies	\$800.00	\$4,000.00
	80-8065-00	Janitorial Service	\$6,000.00	\$6,600.00
	80-8070-00	Pest Control (Internal Clubhouse)	\$1,000.00	\$1,000.00
	80-8075-00	Pool Furniture's repair/replacement	\$300.00	\$4000.00
	80-8080-00	Tree Trimming	\$1,500.00	\$5,000.00
	80-8133-00	Air Conditioning - Clubhouse	\$12,000.00	\$12,000.00
	80-8150-00	Clubhouse Building Repair	\$10,000.00	\$10,000.00
	80-8160-00	Cameras/Fob	\$2,000.00	\$5,000.00

	80-8165-00	Parking	\$1,500.00	\$1,000.00
	80-8180-00	Roof Repair/Replace	\$7,500.00	\$7,500.00
Total:				\$99,050.00
RESERVES				
	90-9000-00	RES - General	\$25,000.00	\$25,000.00
TOTALS			\$246,500.00	\$266,850.00
TOTALS				
Monthly HOA Fee			\$50.00	\$65.00