

WESTWOOD COMMUNITY TWO
ASSOCIATION, INC.

APPROVED BUDGET
JAN.1 TO DEC. 31, 2026

INCOME	MONTHLY		APPROVED YEAR	PREVIOUS YEAR
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Maintenance Fees	\$14,980.82		\$179,769.79	\$179,747.64
Misc.	\$0.00		\$0.00	\$0.00
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Total Income	\$14,980.82		\$179,769.79	\$179,747.64
EXPENSES				

Administrative Expenses:				
Management Fees	\$2,140.00	\$10.00	\$25,680.00	\$24,396.00
Office Exp/Coupons	\$270.00	\$1.26	\$3,240.00	\$3,960.00
Web Portal	\$60.00	\$0.28	\$720.00	\$0.00
Legal Fees	\$300.00	\$1.40	\$3,600.00	\$3,600.00
Brivo Onair Subscription	\$70.62	\$0.33	\$847.44	\$0.00
Write Offs	\$55.00	\$0.26	\$660.00	\$660.00
Deficit Fund	\$333.00	\$1.56	\$3,996.00	\$3,996.00
Accounting	\$1,000.00	\$4.67	\$12,000.00	\$999.96
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Sub-Total	\$4,228.62		\$50,743.44	\$37,611.96
Operating Expenses:				
Exterminating/Fertil	\$55.00	\$0.26	\$660.00	\$660.00
Irrigation Service	\$75.00	\$0.35	\$900.00	\$900.00
Lawn care Service	\$300.00	\$1.40	\$3,600.00	\$3,600.00
Electric	\$927.66	\$4.33	\$11,131.91	\$10,807.68
Water & Sewer	\$200.00	\$0.93	\$2,400.00	\$4,056.00
Pool Service	\$750.00	\$3.50	\$9,000.00	\$9,000.00
A/C maintenance	\$200.00	\$0.93	\$2,400.00	\$2,400.00
Internet	\$106.00	\$0.50	\$1,272.00	\$1,068.00
Janitorial Service	\$405.00	\$1.89	\$4,860.00	\$4,860.00
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Sub-Total	\$3,018.66		\$36,223.91	\$37,351.68
Repairs/ Maintenance				
Irrigation Repair	\$25.00	\$0.12	\$300.00	\$300.00
Landscaping	\$150.00	\$0.70	\$1,800.00	\$1,800.00
Pool Repair	\$400.00	\$1.87	\$4,800.00	\$2,400.00
C/H AC and renovations	\$2,429.00	\$11.35	\$29,148.00	\$42,000.00
Misc Rep and Maint	\$2,884.38	\$13.48	\$34,612.56	\$35,400.00
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Sub-Total	\$5,888.38		\$70,660.56	\$81,900.00
Taxes & Insurance				
Fed/State/ City Fees	\$66.00	\$0.31	\$792.00	\$648.00
Property & Liab/Dir.	\$1,500.00	\$7.01	\$18,000.00	\$16,560.00
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Sub-Total	\$1,566.00		\$18,792.00	\$17,208.00
Reserves				
Painting	-\$393.29	-\$1.84	-\$4,719.45	\$0.00
Reroofing	\$153.35	\$0.72	\$1,840.17	\$1,836.00
Sealcoat/Paving	\$307.47	\$1.44	\$3,689.63	\$600.00
Pool Furn\Signs	\$90.00	\$0.42	\$1,080.00	\$1,080.00
ReMarciting	\$121.63	\$0.57	\$1,459.53	\$2,160.00
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Sub-Total	\$279.16		\$3,349.88	\$5,676.00
Monthly Total Expenses		\$14,980.82		\$179,769.79
Monthly Total Income		\$14,980.82		\$179,769.79

RESERVE FUNDING CALCULATION

	ESTIMATED LIFE	ESTIMATED COST REPLACEMENT	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED BALANCE	YEARLY REQUIRED FUNDING
PAINTING	8	\$3,000.00	2	\$12,438.90	-\$4,719.45
REROOFING	25	\$46,000.00	24	\$1,836.00	\$1,840.17
SEALCOATING	1	\$4,000.00	1	\$310.37	\$3,689.63
POOL FURNITURE	1	\$13,920.05	1	\$12,840.05	\$1,080.00
RESURFACING	12	\$24,000.00	7	\$13,783.30	\$1,459.53
MONTHLY MAINTENANCE FEES/ RESERVES =				\$70.00	