

WESTWOOD COMMUNITY TWO
ASSOCIATION, INC.

APPROVED BUDGET
JAN.1 TO DEC. 31, 2024

| INCOME | MONTHLY | | APPROVED YEAR | PREVIOUS YEAR |
|---|-------------|-------------|------------------|------------------|
| <hr style="border-top: 1px dashed black;"/> | | | | |
| Maintenance Fees | \$13,910.00 | | \$166,920.00 | \$136,116.00 |
| Misc. | \$0.00 | | \$0.00 | \$0.00 |
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| Total Income | \$13,910.00 | | \$166,920.00 | \$136,116.00 |
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| EXPENSES | | | | |
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| Administrative Expenses: | | | | |
| Management Fees | \$1,819.00 | \$8.50 | \$21,828.00 | \$21,828.00 |
| Office Exp/Coupons | \$300.00 | \$1.40 | \$3,600.00 | \$3,600.00 |
| Legal Fees | \$225.00 | \$1.05 | \$2,700.00 | \$2,700.00 |
| Land Lease | \$0.00 | \$0.00 | \$0.00 | \$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 | \$75.00 | \$0.35 | \$900.00 | \$828.00 |
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| Sub-Total | \$2,807.00 | | \$33,684.00 | \$33,612.00 |
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| 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 | \$866.00 | \$4.05 | \$10,392.00 | \$9,984.00 |
| Water & Sewer | \$338.00 | \$1.58 | \$4,056.00 | \$4,056.00 |
| Pool Service | \$675.00 | \$3.15 | \$8,100.00 | \$7,980.00 |
| A/C maintenance | \$200.00 | \$0.93 | \$2,400.00 | \$0.00 |
| Internet | \$89.00 | \$0.42 | \$1,068.00 | \$1,068.00 |
| Janitorial Service | \$390.00 | \$1.82 | \$4,680.00 | \$4,680.00 |
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| Sub-Total | \$2,988.00 | | \$35,856.00 | \$32,928.00 |
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| 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 | \$120.00 | \$0.56 | \$1,440.00 | \$1,440.00 |
| Clubhouse renovations | \$3,088.00 | \$14.43 | \$37,056.00 | \$37,056.00 |
| Misc Rep and Maint | \$2,817.00 | \$13.16 | \$33,804.00 | \$6,000.00 |
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| Sub-Total | \$6,200.00 | | \$74,400.00 | \$46,596.00 |
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| Taxes & Insurance | | | | |
| Fed/State/ City Fees | \$25.00 | \$0.12 | \$300.00 | \$300.00 |
| Property & Liab/Dir. | \$1,380.00 | \$6.45 | \$16,560.00 | \$16,560.00 |
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| Sub-Total | \$1,405.00 | | \$16,860.00 | \$16,860.00 |
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| Reserves | | | | |
| Painting May 2,018 | \$50.00 | \$0.23 | \$600.00 | \$600.00 |
| Reroofing | \$140.00 | \$0.65 | \$1,680.00 | \$1,680.00 |
| Sealcoat/Pa May 2,016 | \$50.00 | \$0.23 | \$600.00 | \$600.00 |
| Pool Furn\Signs | \$90.00 | \$0.42 | \$1,080.00 | \$1,080.00 |
| ReMarciting Oct 2,019 | \$180.00 | \$0.84 | \$2,160.00 | \$2,160.00 |
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| Sub-Total | \$510.00 | | \$6,120.00 | \$6,120.00 |
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| Monthly Total Expenses | | \$13,910.00 | | \$166,920.00 |
| Monthly Total Income | | \$13,910.00 | | \$166,920.00 |

MONTHLY MAINTENANCE FEES/ RESERVES = \$65.00