

WESTWOOD COMMUNITY TWO  
ASSOCIATION, NC.

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APPROVED BUDGET  
JAN. 1 TO DEC. 31, 2019

INCOME	MONTHLY	PROPOSED YEAR	PREVIOUS YEAR
Maintenance Fees	\$11,342.00	\$136,104.00	\$136,092.00
Misc.	\$0.00	\$0.00	\$0.00
Total Income	\$11,342.00	\$136,104.00	\$136,092.00
<b>EXPENSES</b>			
<b>Administrative Expenses:</b>			
Management Fees	\$1,498.00	\$17,976.00	\$17,976.00
Office Exp/Coupons	\$160.00	\$1,920.00	\$1,800.00
Bank Charges	\$8.00	\$96.00	\$96.00
Legal Fees	\$100.00	\$1,200.00	\$1,200.00
Land Lease	\$4,635.00	\$55,620.00	\$55,620.00
Write Offs	\$106.00	\$1,272.00	\$1,272.00
Accounting	\$18.00	\$216.00	\$216.00
Sub-Total	\$6,525.00	\$78,300.00	\$78,180.00
<b>Operating Expenses:</b>			
Externalizing/Fertil	\$55.00	\$660.00	\$660.00
Irrigation Service	\$75.00	\$900.00	\$900.00
Lawn Care Service	\$275.00	\$3,300.00	\$3,300.00
Electric	\$1,100.00	\$13,200.00	\$13,200.00
Water & Sewer	\$275.00	\$3,300.00	\$3,300.00
Pool Service	\$490.00	\$5,880.00	\$5,880.00
Cable T.V.	\$89.00	\$1,068.00	\$876.00
Telephone	\$0.00	\$0.00	\$1,236.00
Janitorial Service	\$390.00	\$4,680.00	\$4,680.00
Sub-Total	\$2,749.00	\$32,988.00	\$34,032.00
<b>Repairs/Maintenance</b>			
Tree Trimming	\$0.00	\$0.00	\$0.00
Irrigation Repair	\$25.00	\$300.00	\$300.00
Landscaping	\$50.00	\$600.00	\$600.00
Pool Repair	\$120.00	\$1,440.00	\$1,200.00
Miscellaneous	\$218.00	\$2,616.00	\$2,160.00
Sub-Total	\$413.00	\$4,956.00	\$4,260.00
<b>Taxes &amp; Insurance</b>			
Fed/State/City Fees	\$25.00	\$300.00	\$300.00
Property & Liability	\$1,100.00	\$13,200.00	\$12,960.00
Sub-Total	\$1,125.00	\$13,500.00	\$13,260.00
<b>Reserves</b>			
Painting	\$95.00	\$1,140.00	\$1,140.00
Reroofing	\$115.00	\$1,380.00	\$1,380.00
Seaboating	\$50.00	\$600.00	\$600.00
Pool Furnishings	\$90.00	\$1,080.00	\$1,080.00
Remarking	\$180.00	\$2,160.00	\$2,160.00
Sub-Total	\$530.00	\$6,360.00	\$6,360.00
Monthly Total Expenses	\$11,342.00	\$136,104.00	\$136,092.00
Monthly Total Income	\$11,342.00	\$136,104.00	\$136,092.00

MONTHLY MAINTENANCE FEES/RESERVES = \$53.00