

WESTWOOD COMMUNITY TWO  
ASSOCIATION, INC.

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APPROVED BUDGET  
JAN.1 TO DEC. 31, 2021

INCOME	MONTHLY		PROPOSED YEAR	PREVIOUS YEAR
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Maintenance Fees	\$11,341.00		\$136,092.00	\$136,104.00
Misc.	\$0.00		\$0.00	\$0.00
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Total Income	\$11,341.00		\$136,092.00	\$136,104.00
<b>EXPENSES</b>				
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Administrative Expenses:				
Management Fees	\$1,605.00	\$7.50	\$19,260.00	\$17,976.00
Office Exp/Coupons	\$200.00	\$0.93	\$2,400.00	\$2,400.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$200.00	\$0.93	\$2,400.00	\$2,400.00
Land Lease	\$4,635.00	\$21.66	\$55,620.00	\$55,620.00
Write Offs	\$106.00	\$0.50	\$1,272.00	\$1,272.00
Accounting	\$65.00	\$0.30	\$780.00	\$720.00
	-----	\$0.00	-----	-----
Sub-Total	\$6,811.00		\$81,732.00	\$80,388.00
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	\$275.00	\$1.29	\$3,300.00	\$3,300.00
Electric	\$800.00	\$3.74	\$9,600.00	\$11,700.00
Water & Sewer	\$325.00	\$1.52	\$3,900.00	\$3,300.00
Pool Service	\$490.00	\$2.29	\$5,880.00	\$5,880.00
Internet	\$89.00	\$0.42	\$1,068.00	\$984.00
Janitorial Service	\$390.00	\$1.82	\$4,680.00	\$4,680.00
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Sub-Total	\$2,499.00		\$29,988.00	\$31,404.00
Repairs/ Maintenance				
Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00
Irrigation Repair	\$25.00	\$0.12	\$300.00	\$300.00
Landscaping	\$50.00	\$0.23	\$600.00	\$600.00
Pool Repair	\$120.00	\$0.56	\$1,440.00	\$1,440.00
Miscellaneous	\$176.00	\$0.82	\$2,112.00	\$2,052.00
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Sub-Total	\$371.00		\$4,452.00	\$4,392.00
Taxes & Insurance				
Fed/State/ City Fees	\$25.00	\$0.12	\$300.00	\$300.00
Property & Liab/Dir.	\$1,150.00	\$5.37	\$13,800.00	\$13,800.00
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Sub-Total	\$1,175.00		\$14,100.00	\$14,100.00
Reserves				
Painting	\$50.00	\$0.23	\$600.00	\$600.00
Reroofing	\$115.00	\$0.54	\$1,380.00	\$1,380.00
Sealcoating	\$50.00	\$0.23	\$600.00	\$600.00
Pool Furn\Signs	\$90.00	\$0.42	\$1,080.00	\$1,080.00
ReMarciting	\$180.00	\$0.84	\$2,160.00	\$2,160.00
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Sub-Total	\$485.00		\$5,820.00	\$5,820.00
Monthly	Total Expenses	\$11,341.00		\$136,092.00
Monthly	Total Income	\$11,341.00		\$136,092.00

MONTHLY MAINTENANCE FEES/ RESERVES = \$53.00