

WESTWOOD COMMUNITY TWO
ASSOCIATION, NC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2023

INCOME	MONTHLY		APPROVED YEAR	PREVIOUS YEAR
Maintenance Fees	\$11,343.00		\$136,116.00	\$136,092.00
Misc.	\$0.00		\$0.00	\$0.00
Total Income	\$11,343.00		\$136,116.00	\$136,092.00
EXPENSES				
Administrative Expenses:				
Management Fees	\$1,819.00	\$8.50	\$21,828.00	\$20,544.00
Office Exp/Coupons	\$300.00	\$1.40	\$3,600.00	\$2,400.00
Legal Fees	\$225.00	\$1.05	\$2,700.00	\$2,400.00
Land Lease	\$0.00	\$0.00	\$0.00	\$46,356.00
Write Offs	\$55.00	\$0.26	\$660.00	\$660.00
Deficit Fund	\$333.00	\$1.56	\$3,996.00	\$3,996.00
Accounting	\$69.00	\$0.32	\$828.00	\$828.00
		\$0.00		
Sub-Total	\$2,801.00		\$33,612.00	\$77,184.00
Operating Expenses:				
Extirpating/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	\$3,300.00
Electric	\$832.00	\$3.89	\$9,984.00	\$9,600.00
Water & Sewer	\$338.00	\$1.58	\$4,056.00	\$3,900.00
Pool Service	\$665.00	\$3.11	\$7,980.00	\$7,980.00
Internet	\$89.00	\$0.42	\$1,068.00	\$1,068.00
Janitorial Service	\$390.00	\$1.82	\$4,680.00	\$4,680.00
Sub-Total	\$2,744.00		\$32,928.00	\$32,088.00
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
Special Projects	\$3,088.00	\$14.43	\$37,056.00	\$0.00
Miscellaneous	\$500.00	\$2.34	\$6,000.00	\$3,060.00
Sub-Total	\$3,883.00		\$46,596.00	\$6,600.00
Taxes & Insurance				
Fed/State/City Fees	\$25.00	\$0.12	\$300.00	\$300.00
Property & Lib/Dir.	\$1,380.00	\$6.45	\$16,560.00	\$13,800.00
Sub-Total	\$1,405.00		\$16,860.00	\$14,100.00
Reserves				
Painting	\$50.00	\$0.23	\$600.00	\$600.00
Remoing	\$140.00	\$0.65	\$1,680.00	\$1,680.00
Sealcoat/Paving	\$50.00	\$0.23	\$600.00	\$600.00
Pool Fum Signs	\$90.00	\$0.42	\$1,080.00	\$1,080.00
ReMarketing	\$180.00	\$0.84	\$2,160.00	\$2,160.00
Sub-Total	\$510.00		\$6,120.00	\$6,120.00
Monthly Total Expenses		\$11,343.00		\$136,116.00
Monthly Total Income		\$11,343.00		\$136,116.00

MONTHLY MAINTENANCE FEES/RESERVES = \$53.00