

WESTWOOD COMMUNITY TWO
ASSOCIATION, INC.

APPROVED BUDGET
JAN.1 TO DEC. 31, 2020

INCOME	MONTHLY	PROPOSED YEAR	PREVIOUS YEAR
Maintenance Fees	\$11,342.00	\$136,104.00	\$136,104.00
Misc.	\$0.00	\$0.00	\$0.00
Total Income	\$11,342.00	\$136,104.00	\$136,104.00
EXPENSES			
Administrative Expenses:			
Management Fees	\$1,498.00	\$17,976.00	\$17,976.00
Office Exp/Coupons	\$200.00	\$2,400.00	\$1,920.00
Bank Charges	\$0.00	\$0.00	\$96.00
Legal Fees	\$200.00	\$2,400.00	\$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	\$60.00	\$720.00	\$216.00
Sub-Total	\$6,699.00	\$80,388.00	\$78,300.00
Operating Expenses:			
Exterminating/Fertil	\$55.00	\$660.00	\$660.00
Irrigation Service	\$75.00	\$900.00	\$900.00
Lawncare Service	\$275.00	\$3,300.00	\$3,300.00
Electric	\$975.00	\$11,700.00	\$13,200.00
Water & Sewer	\$275.00	\$3,300.00	\$3,300.00
Pool Service	\$490.00	\$5,880.00	\$5,880.00
Internet	\$82.00	\$984.00	\$1,068.00
Janitorial Service	\$390.00	\$4,680.00	\$4,680.00
Sub-Total	\$2,617.00	\$31,404.00	\$32,988.00
Repairs/ Maintenance			
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	\$1,440.00
Miscellaneous	\$171.00	\$2,052.00	\$2,616.00
Sub-Total	\$366.00	\$4,392.00	\$4,956.00
Taxes & Insurance			
Fed/State/ City Fees	\$25.00	\$300.00	\$300.00
Property & Liab/Dir.	\$1,150.00	\$13,800.00	\$13,200.00
Sub-Total	\$1,175.00	\$14,100.00	\$13,500.00
Reserves			
Painting	\$50.00	\$600.00	\$1,140.00
Reroofing	\$115.00	\$1,380.00	\$1,380.00
Sealcoating	\$50.00	\$600.00	\$600.00
Pool Furn\Signs	\$90.00	\$1,080.00	\$1,080.00
ReMarciting	\$180.00	\$2,160.00	\$2,160.00
Sub-Total	\$485.00	\$5,820.00	\$6,360.00
Monthly Total Expenses	\$11,342.00		\$136,104.00
Monthly Total Income	\$11,342.00		\$136,104.00

MONTHLY MAINTENANCE FEES/ RESERVES = \$53.00