

WESTWOOD COMMUNITY TWO  
ASSOCIATION, INC.  
\*\*\*\*\*  
APPROVED BUDGET  
JAN.1 TO DEC. 31, 2025

INCOME	MONTHLY		APPROVED YEAR	PREVIOUS YEAR
-----				
Maintenance Fees	\$14,978.97		\$179,747.64	\$166,920.00
Misc.	\$0.00		\$0.00	\$0.00
-----				
Total Income	\$14,978.97		\$179,747.64	\$166,920.00
-----				
EXPENSES				
-----				
Administrative Expenses:				
Management Fees	\$2,033.00	\$9.50	\$24,396.00	\$21,828.00
Office Exp/Coupons	\$330.00	\$1.54	\$3,960.00	\$3,600.00
Legal Fees	\$300.00	\$1.40	\$3,600.00	\$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	\$83.33	\$0.39	\$999.96	\$900.00
-----				
Sub-Total	\$3,134.33		\$37,611.96	\$33,684.00
-----				
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	\$300.00	\$1.40	\$3,600.00	\$3,600.00
Electric	\$900.64	\$4.21	\$10,807.68	\$10,392.00
Water & Sewer	\$338.00	\$1.58	\$4,056.00	\$4,056.00
Pool Service	\$750.00	\$3.50	\$9,000.00	\$8,100.00
A/C maintenance	\$200.00	\$0.93	\$2,400.00	\$2,400.00
Internet	\$89.00	\$0.42	\$1,068.00	\$1,068.00
Janitorial Service	\$405.00	\$1.89	\$4,860.00	\$4,680.00
-----				
Sub-Total	\$3,112.64		\$37,351.68	\$35,856.00
-----				
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	\$200.00	\$0.93	\$2,400.00	\$1,440.00
C/H AC and renovations	\$3,500.00	\$16.36	\$42,000.00	\$37,056.00
Misc Rep and Maint	\$2,950.00	\$13.79	\$35,400.00	\$33,804.00
-----				
Sub-Total	\$6,825.00		\$81,900.00	\$74,400.00
-----				
Taxes & Insurance				
Fed/State/ City Fees	\$54.00	\$0.25	\$648.00	\$300.00
Property & Liab/Dir.	\$1,380.00	\$6.45	\$16,560.00	\$16,560.00
-----				
Sub-Total	\$1,434.00		\$17,208.00	\$16,860.00
-----				
Reserves				
Painting May 2,016	\$0.00	\$0.00	\$0.00	\$600.00
Reroofing Sept 2,024	\$153.00	\$0.71	\$1,836.00	\$1,680.00
Sealcoat/Pe 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 2,016	\$180.00	\$0.84	\$2,160.00	\$2,160.00
-----				
Sub-Total	\$473.00		\$5,676.00	\$6,120.00
-----				
Monthly Total Expenses		\$14,978.97		\$179,747.64
Monthly Total Income		\$14,978.97		\$179,747.64

MONTHLY MAINTENANCE FEES/ RESERVES = \$70.00