

Westwood Budget	2023 Budget	Actual 2023	Budget 2024	
Income				
Association dues	48,000.00	48,000.00	52,000.00	1625./unit/qtr
Interest	0.00	0.00	0.00	
Late fees	0.00	0.00	0.00	
Total Income	48,000.00	48,000.00	52,000.00	
Expenses				
Administration				
Accounting	300.00	250.00	300.00	
Bank fees/Merchant fee	0.00	0.00	96.00	
Insurance	10,765.00	11,921.00	16,000.00	
Management fees	6,240.00	6,120.00	6,000.00	
State Taxes	30.00	30.00	10.00	
Office/postage	200.00	428.76	200.00	
Total Admin	17,535.00	18,749.76	22,606.00	
Common Area Expenses				
Chimney Inspections	1,280.00	0.00	600.00	
Boiler Maintenance/HVAc	2,000.00	0.00	250.00	
Maintenance annual	2,750.00	10,110.00 **	2,010.00	
Snow Removal	500.00	7,642.50	1,200.00	
Vent Cleaning	1,200.00	0.00	1,500.00	
Window Cleaning (Exterior)	2,300.00	2,250.00	2,300.00	
Total Common Area	10,030.00	20,002.50	7,860.00	
Landscaping				
Contract Services	10,377.00	10,360.00	13,600.00	
Irrigation	0.00	0.00	0.00	
Weed and feed	0.00	0.00	0.00	
Trees	0.00	0.00	0.00	
Total Landscaping	10,377.00	10,360.00	13,600.00	
Spa				
Regular maint	3,000.00	2,513.05	1,800.00	
Repairs	0.00	0.00	0.00	
Total Spa	3,000.00	2,513.05	1,800.00	
Utilities				
Electricity	780.00	846.00	914.00	
Gas	2,878.00	7,513.60	3,000.00	
Sewer/water	3,400.00	2,017.28	2,220.00	
Total Utilities	7,058.00	10,376.88	6,134.00	
Total Expenses	48,000.00	62,002.19	52,000.00	
NET ORDINARY INCOME	0.00	-14002.19	\$0.00	
Contingency cash on hand		18,575.53	\$5,000.00	
Contingency expenses			\$5,000.00	
Soffit vents		0.00		
Paver work		2,618.34		
Stucco		1,955.00		
Total contingency expense		4,573.34	\$0.00	
Total income with Contingency		0.00	\$0.00	

Other Income					
Capital Reserve Contribution	16,000.00	16,000.00	16,000.00	500/unit/qtr	
Special Assess- Boilers	16,000.00	16,000.00	16,000.00	500/unit/qtr	
Special Assess- Roofs/gutters		189,709.00	67,495.00		
Total other income	32,000.00	221,709.00	99,495.00		
Other Expense					
23 Work done '24 cost to finish	0.00	122,213.07	67,495.00		
Monies to deposit in CR & Boiler	0.00	32,000.00	32,000.00		
Total Other expense	0.00	154,213.07	99,495.00		
Net other income/exp		67495.93	0		
NET INCOME		0.00	0.00		
* Insurance claim - ck and expenses = \$16,714.99 Not included in actuals					
** Squirrel abatement of \$6,535.00 in maintenance.					
Total per Unit per quarter= \$2,625.00					