

WESTWOOD LANDOWNER'S ASSOCIATION - 2021 YTD as of 10/31/21

	2017 Budget	2017 Actual	2018 Budget	2018 YTD	2019 Budget	2019 YTD	2020 Budget	2020 YTD	2021 Budget	2021 YTD
	155.56/lot		171.23/lot		188.35/lot		207.19/lot		207.19/lot	
<b>Exempt Revenues<sup>1</sup> (2108 lots)<sup>2</sup></b>	\$ 395,828.46	\$ 316,020.64	\$ 329,982.90	\$ 347,331.20	\$ 360,593.46	\$ 365,378.45	\$ 404,619.38	\$ 420,017.43	\$ 404,619.38	\$ 341,951.94
<b>Non-Exempt Revenues<sup>3</sup></b>	\$ 31,021.23	\$ 33,255.11	\$ 34,712.31	\$ 36,564.29	\$ 35,000.00	\$ 35,737.62	\$ 35,000.00	\$ 45,612.18	\$ 35,000.00	\$ 36,964.33
<b>Assessment Refunds</b>		\$ 2,211.43		\$ (155.66)		\$ (609.58)		\$ -		\$ -
<b>Total Revenues</b>	\$ 426,849.69	\$ 351,487.18	\$ 364,695.21	\$ 383,739.83	\$ 395,593.46	\$ 400,506.49	\$ 439,619.38	\$ 465,629.61	\$ 439,619.38	\$ 378,916.27
<b>Expenses:</b>										
Accounting	\$ 4,415.00	\$ 3,540.00	\$ 3,950.00	\$ 5,430.00	\$ 5,430.00	\$ 6,013.00	\$ 5,430.00	\$ 4,113.00	\$ 4,250.00	\$ 4,252.50
Advertising	\$ -	\$ -	\$ -	\$ 365.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Association Meetings	\$ 3,450.00	\$ 859.29	\$ 450.00	\$ 150.00	\$ 150.00	\$ 178.14	\$ 150.00	\$ -	\$ 150.00	\$ 54.13
Auto Expenses	\$ 2,290.00	\$ 3,365.91	\$ 2,290.00	\$ 4,533.83	\$ 4,550.00	\$ 2,971.22	\$ 4,550.00	\$ 3,903.75	\$ 4,550.00	\$ 3,881.49
Bank Charges	\$ 2,163.75	\$ 1,503.40	\$ 1,250.00	\$ 1,802.03	\$ 1,250.00	\$ 1,743.02	\$ 1,250.00	\$ 2,599.00	\$ 2,600.00	\$ 3,010.15
Cleaning/Janitorial	\$ 1,650.00	\$ 2,518.46	\$ 1,650.00	\$ 1,874.62	\$ 1,875.00	\$ 2,712.62	\$ 1,875.00	\$ 2,241.81	\$ 2,250.00	\$ 1,930.14
Contracted Services	\$ 19,279.20	\$ 22,112.09	\$ 19,280.00	\$ 22,612.37	\$ 22,625.00	\$ 21,334.28	\$ 22,625.00	\$ 45,205.00	\$ 47,500.00	\$ 37,169.16
Dues & Subscriptions	\$ 542.01	\$ 1,951.91	\$ 550.00	\$ 1,137.26	\$ 1,150.00	\$ 425.27	\$ 1,150.00	\$ 857.16	\$ 900.00	\$ 1,007.09
Insurance	\$ 25,941.09	\$ 22,392.95	\$ 24,045.00	\$ 22,032.95	\$ 22,100.00	\$ 18,221.25	\$ 22,100.00	\$ 18,308.40	\$ 19,500.00	\$ 19,445.17
Attorney Fees	\$ 33,247.50	\$ 13,261.58	\$ 33,247.50	\$ 50,764.61	\$ 50,000.00	\$ 27,347.47	\$ 50,000.00	\$ 17,086.00	\$ 29,000.00	\$ 9,412.61
License & Permits	\$ 40.00	\$ 41.65	\$ 20.00	\$ 34.05	\$ 35.00	\$ 45.00	\$ 35.00	\$ 158.75	\$ 75.00	\$ 71.75
Maintenance & Repairs	\$ 73,224.54	\$ 51,229.87	\$ 58,225.00	\$ 33,909.56	\$ 34,775.00	\$ 46,529.62	\$ 50,000.00	\$ 57,084.32	\$ 60,000.00	\$ 54,094.22
Meals	\$ -	\$ 70.08	\$ -	\$ -	\$ -	\$ 18.15	\$ -	\$ -	\$ -	\$ 218.81
Office Expense	\$ 2,082.30	\$ 10,317.12	\$ 7,500.00	\$ 14,397.31	\$ 8,500.00	\$ 10,273.88	\$ 8,500.00	\$ 8,602.33	\$ 8,750.00	\$ 10,631.55
Office Supplies	\$ 8,240.00	\$ 5,479.11	\$ 3,500.00	\$ 2,143.02	\$ 2,150.00	\$ 3,942.70	\$ 2,150.00	\$ 1,639.75	\$ 2,750.00	\$ 6,070.13
Other Outside Services	\$ -	\$ -	\$ -	\$ 1,062.39	\$ 1,100.00	\$ 4,268.43	\$ 1,100.00	\$ 149.24	\$ 750.00	\$ 3,400.00
Pool Monitors	\$ 22,000.00	\$ 21,839.52	\$ 21,750.00	\$ 22,843.07	\$ 22,850.00	\$ 21,257.52	\$ 26,850.00	\$ 6,879.67	inc in cont svc	\$ -
Payroll Processing Fees	\$ 12.88	\$ 1,085.39	\$ 1,085.00	\$ 462.55	\$ 475.00	\$ 159.66	\$ 475.00	\$ 250.67	\$ 275.00	\$ 232.14
Payroll Tax Expense	\$ 6,284.36	\$ 7,038.95	\$ 4,750.00	\$ 9,303.66	\$ 9,315.00	\$ 8,326.62	\$ 9,315.00	\$ 9,874.07	\$ 9,875.00	\$ 10,930.05
Pool Supplies	\$ -	\$ 543.46	\$ 550.00	\$ 764.92	\$ 765.00	\$ 1,173.65	\$ 765.00	\$ 91.29	\$ 850.00	\$ 144.02
Postage	\$ 5,475.00	\$ 4,779.08	\$ 4,750.00	\$ 3,449.34	\$ 3,750.00	\$ 2,877.18	\$ 3,750.00	\$ 3,847.83	\$ 3,750.00	\$ 2,101.55
Printing/News Letter	\$ -	\$ 38.97	\$ -	\$ 42.90	\$ -	\$ 26.81	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 1,910.99	\$ 1,925.00	\$ 1,927.65	\$ 2,175.00	\$ 1,959.35	\$ 2,175.00	\$ 2,131.45	\$ 3,666.32	\$ -
Equipment Rental	\$ 2,568.97	\$ 2,156.51	\$ 2,175.00	\$ 1,882.39	\$ 1,900.00	\$ 1,603.62	\$ 1,900.00	\$ 2,212.36	\$ 1,900.00	\$ 54.13
Security	\$ 64,724.78	\$ 71,961.03	\$ 72,000.00	\$ 57,671.59	\$ 72,000.00	\$ 60,237.66	\$ 72,000.00	\$ 69,618.74	\$ 72,000.00	\$ 55,819.85
Seminars	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs	\$ 3,175.00	\$ 1,759.74	\$ 1,750.00	\$ 743.40	\$ 750.00	\$ 133.50	\$ 750.00	\$ 1,740.41	\$ 1,750.00	\$ 85.61
Technical Publications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649.50	\$ 750.00	\$ 649.50	\$ 750.00	\$ -
Telephone	\$ 3,104.94	\$ 3,297.79	\$ 3,300.00	\$ 5,682.46	\$ 5,700.00	\$ 3,894.25	\$ 5,700.00	\$ 3,564.19	\$ 3,750.00	\$ 2,779.25
Utilities <sup>4</sup>	\$ 22,085.85	\$ 15,582.64	\$ 15,600.00	\$ 15,118.54	\$ 15,125.00	\$ 14,649.88	\$ 15,125.00	\$ 14,269.58	\$ 15,125.00	\$ 11,571.16
Wages & Salaries	\$ 83,728.80	\$ 87,918.11	\$ 63,110.00	\$ 89,892.65	\$ 87,500.00	\$ 82,229.07	\$ 87,500.00	\$ 115,771.89	\$ 120,000.00	\$ 114,107.95
Waste/Trash Pickup	\$ 5,700.00	\$ 6,249.13	\$ 5,700.00	\$ 7,524.61	\$ 7,550.00	\$ 8,261.45	\$ 7,550.00	\$ 8,027.76	\$ 8,000.00	\$ 2,008.04
Website Design/Maintenance	\$ 1,455.00	inc. in off. exp	inc. in off. exp	\$ 1,519.58	inc. in off. exp	\$ 1,948.52	\$ 600.00	\$ 1,948.52	\$ 1,948.50	\$ 1,461.39
Miscellaneous	\$ -	\$ 249.10	\$ -	\$ -	\$ -	\$ 79.09	\$ 150.00	\$ -	\$ 150.00	\$ -
Income Taxes	\$ -	\$ 9,946.53	\$ 9,750.00	\$ 10,939.29	\$ 10,000.00	\$ 7,504.90	\$ 10,000.00	\$ 9,622.07	\$ 10,000.00	\$ 11,089.30
Contingency Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	\$ 396,880.97	\$ 375,000.36	\$ 364,152.50	\$ 392,017.60	\$ 395,545.00	\$ 362,996.28	\$ 416,270.00	\$ 412,448.51	\$ 436,814.82	\$ 367,033.34
<b>NET INCOME / (LOSS)</b>	\$ 29,968.72	\$ (23,513.18)	\$ 542.71	\$ (8,277.77)	\$ 48.46	\$ 37,510.21	\$ 23,349.38	\$ 53,181.10	\$ 2,804.56	\$ 11,882.93
<b>Total Estimated Budget</b>	\$ 426,849.69		\$ 364,695.21		\$ 395,593.46		\$ 439,619.38		\$ 439,619.38	
<b>Total Needed</b>	\$ 396,880.97		\$ 364,152.50		\$ 395,545.00		\$ 416,270.00		\$ 436,814.82	
<b>Difference Between Budget &amp; Needs</b>	\$ 29,968.72		\$ 542.71		\$ 48.46		\$ 23,349.38		\$ 2,804.56	
<b>Overage/(Shortage) per lot</b>	\$ 14.22		\$ 0.26		\$ 0.02		\$ 11.08		\$ 1.33	

NOTES:

1 - Includes association fees

2 - only 2108 lots pay dues; 9 lots are nonprofit or are owned by WWLOA

3 - Includes interest income, transfer fees, resale certificates, miscellaneous refunds, construction fees, deed restriction violation fines, pool party fees, pool tag fees

4 - Includes electricity, water and gas