

WESTWOOD LANDOWNER'S ASSOCIATION - 2022 YTD as of 5/31/22

	2018 Budget	2018 YTD	2019 Budget	2019 YTD	2020 Budget	2020 YTD	2021 Budget	2021 YTD	2022 Budget	2022 Actual
	171.23/lot		188.35/lot		207.19/lot		207.19/lot		227.91/lot	
Exempt Revenues¹ (2108 lots)²	\$ 329,982.90	\$ 347,331.20	\$ 360,593.46	\$ 365,378.45	\$ 404,619.38	\$ 420,017.43	\$ 404,619.38	\$ 410,493.10	\$ 441,045.14	\$ 171,352.90
Non-Exempt Revenues³	\$ 34,712.31	\$ 36,564.29	\$ 35,000.00	\$ 35,737.62	\$ 35,000.00	\$ 45,612.18	\$ 35,000.00	\$ 43,802.98	\$ 35,000.00	\$ 31,252.91
Assessment Refunds		\$ (155.66)		\$ (609.58)		\$ -		\$ -		
Total Revenues	\$ 364,695.21	\$ 383,739.83	\$ 395,593.46	\$ 400,506.49	\$ 439,619.38	\$ 465,629.61	\$ 439,619.38	\$ 454,296.08	\$ 476,045.14	\$ 202,605.81
Expenses:										
Accounting	\$ 3,950.00	\$ 5,430.00	\$ 5,430.00	\$ 6,013.00	\$ 5,430.00	\$ 4,113.00	\$ 4,250.00	\$ 4,752.50	\$ 4,755.00	\$ 1,250.00
Advertising	\$ -	\$ 365.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Association Meetings	\$ 450.00	\$ 150.00	\$ 150.00	\$ 178.14	\$ 150.00	\$ -	\$ 150.00	\$ -	\$ 150.00	\$ -
Auto Expenses	\$ 2,290.00	\$ 4,533.83	\$ 4,550.00	\$ 2,971.22	\$ 4,550.00	\$ 3,903.75	\$ 4,550.00	\$ 5,053.77	\$ 2,750.00	\$ 1,144.12
Bank Charges	\$ 1,250.00	\$ 1,802.03	\$ 1,250.00	\$ 1,743.02	\$ 1,250.00	\$ 2,599.00	\$ 2,600.00	\$ 3,201.33	\$ 1,600.00	\$ 305.03
Cleaning/Janitorial	\$ 1,650.00	\$ 1,874.62	\$ 1,875.00	\$ 2,712.62	\$ 1,875.00	\$ 2,241.81	\$ 2,250.00	\$ 2,335.14	\$ 2,350.00	\$ 900.00
Contracted Services	\$ 19,280.00	\$ 22,612.37	\$ 22,625.00	\$ 21,334.28	\$ 22,625.00	\$ 45,205.00	\$ 47,500.00	\$ 41,988.96	\$ 42,000.00	\$ 9,893.00
Dues & Subscriptions	\$ 550.00	\$ 1,137.26	\$ 1,150.00	\$ 425.27	\$ 1,150.00	\$ 857.16	\$ 900.00	\$ 1,130.95	\$ 1,175.00	\$ 1,094.34
Insurance	\$ 24,045.00	\$ 22,032.95	\$ 22,100.00	\$ 18,221.25	\$ 22,100.00	\$ 18,308.40	\$ 19,500.00	\$ 19,445.17	\$ 19,500.00	\$ 8,812.20
Attorney Fees	\$ 33,247.50	\$ 50,764.61	\$ 50,000.00	\$ 27,347.47	\$ 50,000.00	\$ 17,086.00	\$ 29,000.00	\$ 15,853.17	\$ 29,000.00	\$ 19,635.43
License & Permits	\$ 20.00	\$ 34.05	\$ 35.00	\$ 45.00	\$ 35.00	\$ 158.75	\$ 75.00	\$ 91.75	\$ 95.00	\$ -
Maintenance & Repairs	\$ 58,225.00	\$ 33,909.56	\$ 34,775.00	\$ 46,529.62	\$ 50,000.00	\$ 57,084.32	\$ 60,000.00	\$ 70,656.85	\$ 80,000.00	\$ 26,167.23
Meals	\$ -	\$ -	\$ -	\$ 18.15	\$ -	\$ -	\$ -	\$ 329.07	\$ -	\$ 199.10
Office Expense	\$ 7,500.00	\$ 14,397.31	\$ 8,500.00	\$ 10,273.88	\$ 8,500.00	\$ 8,602.33	\$ 8,750.00	\$ 13,027.07	\$ 11,000.00	\$ 7,610.31
Office Supplies	\$ 3,500.00	\$ 2,143.02	\$ 2,150.00	\$ 3,942.70	\$ 2,150.00	\$ 1,639.75	\$ 2,750.00	\$ 6,330.83	\$ 5,500.00	\$ 5,181.75
Other Outside Services	\$ -	\$ 1,062.39	\$ 1,100.00	\$ 4,268.43	\$ 1,100.00	\$ 149.24	\$ 750.00	\$ 3,400.00	\$ 4,800.00	\$ 2,375.00
Pool Monitors	\$ 21,750.00	\$ 22,843.07	\$ 22,850.00	\$ 21,257.52	\$ 26,850.00	\$ 6,879.67	inc in cont svc	\$ -	inc in cont svc	\$ -
Payroll Processing Fees	\$ 1,085.00	\$ 462.55	\$ 475.00	\$ 159.66	\$ 475.00	\$ 250.67	\$ 275.00	\$ 294.52	\$ 275.00	\$ 87.10
Payroll Tax Expense	\$ 4,750.00	\$ 9,303.66	\$ 9,315.00	\$ 8,326.62	\$ 9,315.00	\$ 9,874.07	\$ 9,875.00	\$ 12,837.68	\$ 12,750.00	\$ 5,290.67
Pool Supplies	\$ 550.00	\$ 764.92	\$ 765.00	\$ 1,173.65	\$ 765.00	\$ 91.29	\$ 850.00	\$ 144.02	\$ 500.00	\$ -
Postage	\$ 4,750.00	\$ 3,449.34	\$ 3,750.00	\$ 2,877.18	\$ 3,750.00	\$ 3,847.83	\$ 3,750.00	\$ 2,595.99	\$ 3,750.00	\$ 2,006.39
Printing/News Letter	\$ -	\$ 42.90	\$ -	\$ 26.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ 1,925.00	\$ 1,927.65	\$ 2,175.00	\$ 1,959.35	\$ 2,175.00	\$ 2,131.45	\$ 3,666.32	\$ -	\$ 3,675.00	\$ 3,929.14
Equipment Rental	\$ 2,175.00	\$ 1,882.39	\$ 1,900.00	\$ 1,603.62	\$ 1,900.00	\$ 2,212.36	\$ 1,900.00	\$ 54.13	\$ 1,000.00	\$ 268.14
Security	\$ 72,000.00	\$ 57,671.59	\$ 72,000.00	\$ 60,237.66	\$ 72,000.00	\$ 69,618.74	\$ 72,000.00	\$ 67,935.05	\$ 72,000.00	\$ 25,042.96
Seminars	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs	\$ 1,750.00	\$ 743.40	\$ 750.00	\$ 133.50	\$ 750.00	\$ 1,740.41	\$ 1,750.00	\$ 85.61	\$ 750.00	\$ 531.95
Technical Publications	\$ -	\$ -	\$ -	\$ 649.50	\$ 750.00	\$ 649.50	\$ 750.00	\$ -	\$ -	\$ -
Telephone	\$ 3,300.00	\$ 5,682.46	\$ 5,700.00	\$ 3,894.25	\$ 5,700.00	\$ 3,564.19	\$ 3,750.00	\$ 2,939.25	\$ 3,750.00	\$ 2,087.63
Utilities ⁴	\$ 15,600.00	\$ 15,118.54	\$ 15,125.00	\$ 14,649.88	\$ 15,125.00	\$ 14,269.58	\$ 15,125.00	\$ 13,701.14	\$ 14,750.00	\$ 5,494.36
Wages & Salaries	\$ 63,110.00	\$ 89,892.65	\$ 87,500.00	\$ 82,229.07	\$ 87,500.00	\$ 115,771.89	\$ 120,000.00	\$ 138,738.31	\$ 130,000.00	\$ 56,689.82
Waste/Trash Pickup	\$ 5,700.00	\$ 7,524.61	\$ 7,550.00	\$ 8,261.45	\$ 7,550.00	\$ 8,027.76	\$ 8,000.00	\$ 2,198.88	\$ 3,000.00	\$ 542.63
Website Design/Maintenance	inc. in off. exp	\$ 1,519.58	inc. in off. exp	\$ 1,948.52	\$ 600.00	\$ 1,948.52	\$ 1,948.50	\$ 1,948.52	\$ 1,948.52	\$ 487.13
Miscellaneous	\$ -	\$ -	\$ -	\$ 79.09	\$ 150.00	\$ -	\$ 150.00	\$ -	\$ -	\$ -
Income Taxes	\$ 9,750.00	\$ 10,939.29	\$ 10,000.00	\$ 7,504.90	\$ 10,000.00	\$ 9,622.07	\$ 10,000.00	\$ 13,140.89	\$ 13,000.00	\$ 4,718.99
Contingency Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 364,152.50	\$ 392,017.60	\$ 395,545.00	\$ 362,996.28	\$ 416,270.00	\$ 412,448.51	\$ 436,814.82	\$ 444,210.55	\$ 465,823.52	\$ 191,744.42
NET INCOME / (LOSS)	\$ 542.71	\$ (8,277.77)	\$ 48.46	\$ 37,510.21	\$ 23,349.38	\$ 53,181.10	\$ 2,804.56	\$ 10,085.53	\$ 10,221.62	\$ 10,861.39
Total Estimated Budget	\$ 364,695.21		\$ 395,593.46		\$ 439,619.38		\$ 439,619.38		\$ 476,045.14	
Total Needed	\$ 364,152.50		\$ 395,545.00		\$ 416,270.00		\$ 436,814.82		\$ 465,823.52	
Difference Between Budget & Needs	\$ 542.71		\$ 48.46		\$ 23,349.38		\$ 2,804.56		\$ 10,221.62	
Overage/(Shortage) per lot	\$ 0.26		\$ 0.02		\$ 11.08		\$ 1.33		\$ 4.85	

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