

Dues Effective 4/1/21:
 Custom Homes/Lots = \$61.50/mth
 Patio Homes = \$130/mth

Based on 144 Units
 (80 Custom 64 Patio)

Westport

Approved Cash Budget

January 1, 2021 - December 31, 2021

	2020 BUDGET	2020 Actual	2021 BUDGET	MTHLY /UNIT
<u>REVENUE</u>				
Homeowner Dues - Custom Homes/Lots	\$58,320	\$57,090	\$59,040	\$61.50
<i>Shortage - Jan - Mar</i>			-\$360	
Homeowner Dues - Patio Homes	\$94,464	\$93,632	\$99,840	\$130.00
<i>Shortage - Jan - Mar</i>			-\$1,680	
Interest Income	\$45	\$30	\$45	
Bushhogging Recovery	\$0	\$1,800	\$0	
Late Charges	\$250	\$1,020	\$250	
Legal Fees Recovery	\$0	\$0	\$0	
Other Income	\$0	\$45	\$0	
<u>TOTALS FOR INCOME</u>	\$153,079	\$153,617	\$157,135	
<u>EXPENSES</u>				
	2020 BUDGET	2020 Actual	2021 BUDGET	MTHLY /UNIT
General /Administrative Expenses				
Accounting Fees	\$175	\$175	\$175	\$0.10
Bad Debt Write-Off	\$0	\$0	\$0	\$0.00
Corporate Taxes	\$0	\$0	\$0	\$0.00
Legal Fees	\$0	\$400	\$0	\$0.00
Management Fee - LRES	\$10,440	\$10,422	\$10,368	\$6.00
Master Association Dues	\$93,090	\$91,628	\$92,448	\$53.50
Common Area/Monuments/General	\$300	\$120	\$300	\$0.17
Office Supplies	\$1,300	\$1,527	\$1,400	\$0.81
<u>TOTALS FOR GENERAL / ADMIN</u>	\$105,305	\$104,272	\$104,691	\$60.59
	2020 BUDGET	2020 Actual	2021 BUDGET	MTHLY /UNIT
Insurance				
Insurance Premiums	\$1,100	\$1,050	\$1,100	\$0.64
<u>TOTALS FOR INSURANCE</u>	\$1,100	\$1,050	\$1,100	\$0.64
	2020 BUDGET	2020 Actual	2021 BUDGET	MTHLY /UNIT
Custom Homes/Lots - Maintenance / Repairs				
Bushhogging	\$0	\$1,725	\$0	\$0.00
Lawn Maint/Repairs- Owners	\$0	\$45	\$0	\$0.00
<u>TOTALS FOR CUSTOM HOME MAINT.</u>	\$0	\$1,770	\$0	\$0.00

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REVENUE

	<u>2020 BUDGET</u>	<u>2020 Actual</u>	<u>2021 BUDGET</u>	<u>MTHLY /UNIT</u>
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Patio Homes - Maintenance / Repairs				
Pressure Washing	\$3,950	\$4,600	\$4,000	\$5.21
Storm Clean Up	\$0	\$0	\$0	\$0.00
Repairs - Owners	\$0	\$0	\$0	\$0.00
Landscape Contract	\$39,420	\$39,420	\$40,620	\$52.89
Landscape - Additional	\$2,484	\$5,428	\$2,794	\$3.64
Landscape - Pinestraw	\$2,475	\$3,885	\$3,885	\$5.06
<u>TOTALS FOR PATIO HOME MAINT.</u>	\$48,329	\$53,333	\$51,299	\$66.80
	<u>2020 BUDGET</u>	<u>2020 Actual</u>	<u>2021 BUDGET</u>	<u>MTHLY /UNIT</u>
Reserve Funding				
Reserve Interest	\$45	\$30	\$45	\$0.03
<u>TOTALS FOR RESERVE FUNDING</u>	\$45	\$30	\$45	\$0.03
<u>TOTAL EXPENSES</u>	\$154,779	\$160,455	\$157,135	