

Dues Effective 2/1/22:
 Custom Homes/Lots = \$63.75/mth
 Patio Homes = \$138.50/mth

Based on 144 Units
 (80 Custom 64 Patio)

Westport

Approved Cash Budget

January 1, 2022 - December 31, 2022

	2020	2021	2021	2022	MTHLY
<u>REVENUE</u>	<u>Actual</u>	<u>BUDGET</u>	<u>Actual</u>	<u>BUDGET</u>	<u>/UNIT</u>
Homeowner Dues - Custom Homes/Lots	\$57,090	\$59,040	\$58,680	\$61,200	\$63.75
<i>Shortage - Jan</i>		<i>-\$360</i>		<i>\$180</i>	
Homeowner Dues - Patio Homes	\$93,632	\$99,840	\$98,496	\$106,368	\$138.50
<i>Shortage - Jan</i>		<i>-\$1,680</i>		<i>\$544</i>	
Interest Income	\$30	\$45	\$18	\$45	
Bushhogging Recovery	\$1,800	\$0	\$4,200	\$0	
Late Charges	\$1,020	\$250	\$800	\$250	
Legal Fees Recovery	\$0	\$0	\$0	\$0	
Other Income	\$45	\$0	\$625	\$0	
<u>TOTALS FOR INCOME</u>	\$153,617	\$157,135	\$162,819	\$168,587	
<u>EXPENSES</u>					
General /Administrative Expenses					
Accounting Fees	\$175	\$175	\$185	\$185	\$0.11
Bad Debt Write-Off	\$0	\$0	\$0	\$0	\$0.00
Corporate Taxes	\$0	\$0	\$0	\$0	\$0.00
Legal Fees	\$400	\$0	\$0	\$0	\$0.00
Management Fee - LRES	\$10,422	\$10,368	\$10,368	\$11,405	\$6.60
Master Association Dues	\$91,628	\$92,448	\$92,769	\$95,616	\$55.33
Common Area/Monuments/General	\$120	\$300	\$470	\$300	\$0.17
Office Supplies	\$1,527	\$1,400	\$1,350	\$1,500	\$0.87
<u>TOTALS FOR GENERAL / ADMIN</u>	\$104,272	\$104,691	\$105,142	\$109,006	\$63.08
Insurance					
Insurance Premiums	\$1,050	\$1,100	\$1,050	\$1,100	\$0.64
<u>TOTALS FOR INSURANCE</u>	\$1,050	\$1,100	\$1,050	\$1,100	\$0.64
Custom Homes/Lots - Maintenance / Repairs					
Bushhogging	\$1,725	\$0	\$5,325	\$0	\$0.00
Lawn Maint/Repairs- Owners	\$45	\$0	\$4	\$0	\$0.00
<u>TOTALS FOR CUSTOM HOME MAINT.</u>	\$1,770	\$0	\$5,329	\$0	\$0.00
Patio Homes - Maintenance / Repairs					
Pressure Washing	\$4,600	\$4,000	\$4,000	\$4,300	\$5.60
PW - Fencing & Mailboxes				\$500	\$0.65
Storm Clean Up	\$0	\$0	\$0	\$0	\$0.00
Landscape Contract	\$39,420	\$40,620	\$41,240	\$44,847	\$58.39
Landscape - Additional	\$5,428	\$2,794	\$4,280	\$3,200	\$4.17
Landscape - Pinestraw	\$3,885	\$3,885	\$4,402	\$4,403	\$5.73
<u>TOTALS FOR PATIO HOME MAINT.</u>	\$53,333	\$51,299	\$53,922	\$57,250	\$74.54
Reserve Funding					
Reserve Interest	\$30	\$45	\$18	\$45	\$0.03
<u>TOTALS FOR RESERVE FUNDING</u>	\$30	\$45	\$18	\$45	\$0.03
<u>TOTAL EXPENSES</u>	\$160,455	\$157,135	\$165,461	\$167,400	