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Accrual Basis

Westwood HOA, Inc
Profit & Loss Budget Performance-Master/Special Assessments
October through December 2014

	Oct - Dec 14	Budget	Jan - Dec 14	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Dues/Fees Income					
Master Assessment Fees	31,320.00	28,890.00	119,472.22	114,480.00	114,480.00
Special Assessments	3,480.00	0.00	13,269.10	6,300.00	6,300.00
Total Dues/Fees Income	34,800.00	28,890.00	132,741.32	120,780.00	120,780.00
Late Charge Income	80.62	100.00	249.25	400.00	400.00
Misc Income	0.00		100.00		
Transfer Fees	500.00	100.00	2,000.00	400.00	400.00
Total Income	35,380.62	29,090.00	135,090.57	121,580.00	121,580.00
Gross Profit	35,380.62	29,090.00	135,090.57	121,580.00	121,580.00
Expense					
Accounting Fees	0.00	0.00	190.00	500.00	500.00
Bookkeeping Fees	1,293.75	1,192.50	4,938.75	4,770.00	4,770.00
Communications/Meeting Costs	0.00	68.34	581.25	700.00	700.00
Insurance Expense	0.00	0.00	3,981.00	3,981.00	3,981.00
Interest Expense	260.92	268.75	1,043.68	1,075.00	1,075.00
Irrigation Maint	201.24	201.24	804.96	804.96	804.96
Irrigation Repairs	0.00	200.01	1,010.50	800.00	800.00
Lawn Care					
Fertilizer/Chem/Tree Spray	877.77	900.00	3,511.08	3,600.00	3,600.00
Mowing	3,400.02	3,400.02	13,600.08	13,600.00	13,600.00
Weeding/Pruning	2,001.69	2,025.00	8,006.76	8,100.00	8,100.00
Total Lawn Care	6,279.48	6,325.02	25,117.92	25,300.00	25,300.00
Legal Fees	0.00	624.99	2,500.00	2,500.00	2,500.00
Lighting Maint	0.00	624.99	1,891.30	2,500.00	2,500.00
Management Fees	1,293.75	1,192.50	4,938.75	4,770.00	4,770.00
Pond Maintenance	0.00	250.00	0.00	1,000.00	1,000.00
Pool Maintenance	1,500.00	1,500.00	9,957.61	10,000.00	10,000.00
Postage/Office Supplies	49.27	25.00	112.22	100.00	100.00
Property Taxes	1,099.94	600.00	1,099.94	1,200.00	1,200.00
Repairs & Maint	0.00	6,300.00	36,348.50	39,200.00	39,200.00
Snow Removal	0.00	875.00	2,538.12	3,500.00	3,500.00
Utilities	2,988.99	3,350.00	12,417.58	13,400.00	13,400.00
Total Expense	14,967.34	23,588.34	109,472.08	116,100.96	116,100.96
Net Ordinary Income	20,413.28	5,491.66	25,618.49	5,479.04	5,479.04
Other Income/Expense					
Other Income					
Interest Income	1.18		2.94		
Total Other Income	1.18		2.94		
Other Expense					
Unbudgeted items approved Board					
*Reserved Expenses	0.00	1,369.76	0.00	5,479.04	5,479.04
Lawn Care-Unbudgeted	0.00		1,271.78		
Legal Fees-Unbudgeted	1,490.00		8,408.00		
Plant Replacement-Unbudgeted	0.00		4,029.69		
Pool Maint-Unbudgeted	0.00		2,383.80		
Repairs & Maint-Unbudgeted	0.00		8,415.01		
Security-Unbudgeted	0.00		1,992.97		
Supplies-Unbudgeted	0.00		77.11		
Total Unbudgeted items approved Board	1,490.00	1,369.76	26,578.36	5,479.04	5,479.04
Total Other Expense	1,490.00	1,369.76	26,578.36	5,479.04	5,479.04
Net Other Income	-1,488.82	-1,369.76	-26,575.42	-5,479.04	-5,479.04
Net Income	18,924.46	4,121.90	-956.93	0.00	0.00