

Westwood HOA, Inc  
Profit & Loss Budget vs. Actual-Master

January through September 2016

Accrual Basis

	Jan - Mar 16	Budget	\$ Over Budget	Apr - Jun 16	Budget	\$ Over Budget	Jul - Sep 16	Budget	\$ Over Budget	Jan - Sep 16	TOTAL Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
Dues/Fees Income												
Master Assessment Fees	39,464.79	39,600.00	-135.21	40,407.69	39,600.00	807.69	40,500.00	40,200.00	300.00	120,372.48	119,400.00	972.48
<b>Total Dues/Fees Income</b>	39,464.79	39,600.00	-135.21	40,407.69	39,600.00	807.69	40,500.00	40,200.00	300.00	120,372.48	119,400.00	972.48
Late Charge Income	159.91	100.00	59.91	231.49	100.00	131.49	233.28	100.00	133.28	624.68	300.00	324.68
Misc Income	0.00	25.00	-25.00	50.00	25.00	25.00	0.00	25.00	-25.00	50.00	75.00	-25.00
Transfer Fees	350.00	250.00	100.00	250.00	250.00	0.00	250.00	250.00	0.00	850.00	750.00	100.00
<b>Total Income</b>	39,974.70	39,975.00	-0.30	40,939.18	39,975.00	964.18	40,983.28	40,575.00	408.28	121,897.16	120,525.00	1,372.16
<b>Gross Profit</b>	39,974.70	39,975.00	-0.30	40,939.18	39,975.00	964.18	40,983.28	40,575.00	408.28	121,897.16	120,525.00	1,372.16
<b>Expense</b>												
Accounting Fees	1,450.00	1,450.00	0.00	1,537.50	1,537.50	0.00	1,592.50	1,552.50	40.00	4,580.00	4,540.00	40.00
Annual Report Fee	40.00			0.00			0.00			40.00		
Communications/Meeting Costs	495.00	200.00	295.00	50.00	200.00	-150.00	178.03	200.00	-21.97	723.03	600.00	123.03
Insurance Expense	4,170.00	4,170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,170.00	4,170.00	0.00
Interest Expense	260.21	268.75	-8.54	260.21	268.75	-8.54	263.06	268.75	-5.69	783.48	806.25	-22.77
Irrigation Maint	173.55	0.00	173.55	114.50	500.00	-385.50	98.42	500.00	-401.58	386.47	1,000.00	-613.53
Irrigation Repairs	534.81	250.00	284.81	0.00	1,750.00	-1,750.00	875.13	250.00	625.13	1,409.94	2,250.00	-840.06
Lawn Care												
Fertilizer/Chem/Tree Spray	925.04	0.00	925.04	1,850.08	2,175.00	-324.92	925.04	2,175.00	-1,249.96	3,700.16	4,350.00	-649.84
Landscape Maintenance	4,850.00	2,520.00	2,330.00	3,825.00	3,620.00	205.00	4,234.91	3,620.00	614.91	12,909.91	9,760.00	3,149.91
Mowing	650.00	0.00	650.00	4,785.00	4,565.65	219.35	4,225.00	4,565.61	-340.61	9,660.00	9,131.26	528.74
<b>Total Lawn Care</b>	6,425.04	2,520.00	3,905.04	10,460.08	10,360.65	99.43	9,384.95	10,360.61	-975.66	26,270.07	23,241.26	3,028.81
Legal Fees	1,460.00	1,500.00	-40.00	0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00	1,460.00	4,500.00	-3,040.00
Lighting Maint	245.36	2,400.00	-2,154.64	3,026.14	2,400.00	626.14	4,186.64	2,400.00	1,786.64	7,458.14	7,200.00	258.14
Management Fees	2,488.00	2,532.00	-44.00	2,574.00	2,544.00	30.00	3,144.00	2,562.00	582.00	8,206.00	7,638.00	568.00
Mulch Replacement	0.00	3,500.00	-3,500.00	0.00	3,500.00	-3,500.00	12,196.37	0.00	12,196.37	7,000.00	5,196.37	1,803.63
Pond Maintenance	0.00	0.00	0.00	370.88	1,000.00	-629.12	772.66	0.00	772.66	1,143.54	1,000.00	143.54
Pool Maintenance	0.00	0.00	0.00	7,267.45	6,000.00	1,267.45	12,329.75	6,000.00	6,329.75	19,597.20	12,000.00	7,597.20
Pool Renovation	25,204.35	13,000.00	12,204.35	0.00	13,000.00	-13,000.00	0.00	0.00	0.00	25,204.35	26,000.00	-795.65
Postage/Office Supplies	12.19	25.00	-12.81	13.26	25.00	-11.74	400.71	25.00	375.71	426.16	75.00	351.16
Repairs & Maint	0.00	300.00	-300.00	0.00	300.00	-300.00	0.00	300.00	-300.00	0.00	900.00	-900.00
Snow Removal	0.00	2,000.00	-2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	-2,000.00
Utilities	1,603.91	1,500.00	103.91	4,665.53	3,500.00	1,165.53	6,635.78	5,200.00	1,435.78	12,905.22	10,200.00	2,705.22
<b>Total Expense</b>	44,562.42	35,615.75	8,946.67	30,339.55	48,385.90	-18,046.35	52,058.00	31,118.86	20,939.14	126,959.97	115,120.51	11,839.46
<b>Net Ordinary Income</b>	-4,587.72	4,359.25	-8,946.97	10,599.63	-8,410.90	19,010.53	-11,074.72	9,456.14	-20,530.86	-5,062.81	5,404.49	-10,467.30
<b>Other Income/Expense</b>												
Other Expense												
Additional Exp Approved by BOD												
Lawn Care	0.00			3,756.83			0.00			3,756.83		
Pond Maint	0.00			1,458.94			0.00			1,458.94		
Pool Maint	0.00			9,746.13			0.00			9,746.13		
Additional Exp Approved by BOD - Other	0.00	12,393.00	-12,393.00	0.00	12,393.00	-12,393.00	0.00	12,393.00	-12,393.00	0.00	37,179.00	-37,179.00
<b>Total Additional Exp Approved by BOD</b>	0.00	12,393.00	-12,393.00	14,961.90	12,393.00	2,568.90	0.00	12,393.00	-12,393.00	14,961.90	37,179.00	-22,217.10
<b>Total Other Expense</b>	0.00	12,393.00	-12,393.00	14,961.90	12,393.00	2,568.90	0.00	12,393.00	-12,393.00	14,961.90	37,179.00	-22,217.10
<b>Net Other Income</b>	0.00	-12,393.00	12,393.00	-14,961.90	-12,393.00	-2,568.90	0.00	-12,393.00	12,393.00	-14,961.90	-37,179.00	22,217.10
<b>Net Income</b>	-4,587.72	-8,033.75	3,446.03	-4,362.27	-20,803.90	16,441.63	-11,074.72	-2,936.86	-8,137.86	-20,024.71	-31,774.51	11,749.80