

Westwood HOA, Inc
Profit & Loss Prev Year Comparison
January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
Ordinary Income/Expense			
Income			
Dues/Fees Income			
Master Assessment Fees	287,167.49	271,211.34	15,956.15
Total Dues/Fees Income	287,167.49	271,211.34	15,956.15
Late Charge Income	1,470.63	1,925.74	-455.11
Misc Income	0.00	75.00	-75.00
Pool Key Income	175.00	0.00	175.00
Transfer Fees	3,250.00	4,000.00	-750.00
Total Income	292,063.12	277,212.08	14,851.04
Gross Profit	292,063.12	277,212.08	14,851.04
Expense			
Accounting Fees	9,055.00	8,450.00	605.00
Advertising & Promotion	0.00	47.52	-47.52
Annual Report Fee	40.00	40.00	0.00
Bank Service Charges	51.70	35.35	16.35
Bank Service Fees	0.00	18.00	-18.00
Communications/Meetings/Website	398.50	856.38	-457.88
Insurance Expense	6,018.00	5,652.00	366.00
Interest Expense	0.00	197.84	-197.84
Internet	731.45	862.03	-130.58
Irrigation Repairs	4,878.11	1,057.25	3,820.86
Lawn Care			
Common Area Maintenance (SL&L)	14,755.00	28,741.32	-13,986.32
Fertilizr/Chem/Tree Spray (SL&L)	3,159.85	3,103.86	55.99
Landscape Mo. Maintenance (LML)	36,641.00	35,493.00	1,148.00
Mowing (SL&L)	10,567.51	9,854.85	712.66
Lawn Care - Other	0.00	445.00	-445.00
Total Lawn Care	65,123.36	77,638.03	-12,514.67
Legal Fees	1,568.00	5,440.50	-3,872.50
Lighting Maint	7,770.65	1,593.04	6,177.61
Management Fees	32,943.00	30,588.50	2,354.50
Mulch Replacement	11,115.89	0.00	11,115.89
Permits	250.00	0.00	250.00
Pond Maintenance & Algae Contro	6,202.89	16,492.77	-10,289.88
Pool Maintenance			
Cleaning	7,440.00	0.00	7,440.00
Equipment and Amenities	455.69	0.00	455.69
General	14,442.90	17,232.74	-2,789.84
Total Pool Maintenance	22,338.59	17,232.74	5,105.85
Postage/Office Supplies	1,157.98	1,264.27	-106.29
Property Taxes	128.70	0.00	128.70
Repairs & Maint	2,340.22	572.61	1,767.61
Snow Removal	5,072.00	1,500.00	3,572.00
Utilities			
Electric	8,920.15	0.00	8,920.15
Water	12,187.37	0.00	12,187.37
Utilities - Other	0.00	15,727.79	-15,727.79
Total Utilities	21,107.52	15,727.79	5,379.73
Total Expense	198,291.56	185,266.62	13,024.94
Net Ordinary Income	93,771.56	91,945.46	1,826.10
Other Income/Expense			
Other Income			
Interest Income	11.78	11.77	0.01
Total Other Income	11.78	11.77	0.01

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Accrual Basis

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	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>
Other Expense			
Additional Exp Approved by BOD			
2023 Pond #2 Cleanup	600.00	0.00	600.00
Plant Replacement	3,800.00	0.00	3,800.00
Sidewalks	0.00	12,500.00	-12,500.00
Supplies	297.25	0.00	297.25
Tree Trimming	6,470.00	0.00	6,470.00
	<u>11,167.25</u>	<u>12,500.00</u>	<u>-1,332.75</u>
Total Additional Exp Approved by BOD			
	11,167.25	12,500.00	-1,332.75
Total Other Expense	<u>11,167.25</u>	<u>12,500.00</u>	<u>-1,332.75</u>
Net Other Income	<u>-11,155.47</u>	<u>-12,488.23</u>	<u>1,332.76</u>
Net Income	<u>82,616.09</u>	<u>79,457.23</u>	<u>3,158.86</u>

Westwood HOA, Inc
Profit & Loss Prev Year Comparison
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	<u>% Change</u>
Ordinary Income/Expense	
Income	
Dues/Fees Income	
Master Assessment Fees	5.9%
Total Dues/Fees Income	5.9%
Late Charge Income	-23.6%
Misc Income	-100.0%
Pool Key Income	100.0%
Transfer Fees	-18.8%
Total Income	5.4%
Gross Profit	5.4%
Expense	
Accounting Fees	7.2%
Advertising & Promotion	-100.0%
Annual Report Fee	0.0%
Bank Service Charges	46.3%
Bank Service Fees	-100.0%
Communications/Meetings/Website	-53.5%
Insurance Expense	6.5%
Interest Expense	-100.0%
Internet	-15.2%
Irrigation Repairs	361.4%
Lawn Care	
Common Area Maintenance (SL&L)	-48.7%
Fertilizr/Chem/Tree Spray (SL&L)	1.8%
Landscape Mo. Maintenance (LML)	3.2%
Mowing (SL&L)	7.2%
Lawn Care - Other	-100.0%
Total Lawn Care	-16.1%
Legal Fees	-71.2%
Lighting Maint	387.8%
Management Fees	7.7%
Mulch Replacement	100.0%
Permits	100.0%
Pond Maintenance & Algae Contro	-62.4%
Pool Maintenance	
Cleaning	100.0%
Equipment and Amenities	100.0%
General	-16.2%
Total Pool Maintenance	29.6%
Postage/Office Supplies	-8.4%
Property Taxes	100.0%
Repairs & Maint	308.7%
Snow Removal	238.1%
Utilities	
Electric	100.0%
Water	100.0%
Utilities - Other	-100.0%
Total Utilities	34.2%
Total Expense	7.0%
Net Ordinary Income	2.0%
Other Income/Expense	
Other Income	
Interest Income	0.1%
Total Other Income	0.1%

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	<u>% Change</u>
Other Expense	
Additional Exp Approved by BOD	
2023 Pond #2 Cleanup	100.0%
Plant Replacement	100.0%
Sidewalks	-100.0%
Supplies	100.0%
Tree Trimming	100.0%
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Total Additional Exp Approved by BOD	-10.7%
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Total Other Expense	-10.7%
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Net Other Income	10.7%
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Net Income	<u><u>4.0%</u></u>