Westwood Hills HOA

Profit and Loss

January-September, 2026

	Jan - Mar 2026	Apr - Jun 2026	Jul - Sep 2026	Total
Income				
Dues/Fees Income				
Master Assessment Fees	99,585.00	101,490.00	101,585.00	302,660.00
Total for Dues/Fees Income	**99,585.00**	**101,490.00**	**101,585.00**	**$302,660.00**
Late Charge Income	407.37		70.89	478.26
Pool Key Income	75.00	25.00	50.00	150.00
Returned Check Charges	(405.00)			(405.00)
Transfer Fees	1,000.00	500.00	1,000.00	2,500.00
Total Income	**100,662.37**	**102,015.00**	**102,705.89**	**$305,383.26**
Gross Profit	**100,662.37**	**102,015.00**	**102,705.89**	**$305,383.26**
Expenses				
Accounting Fees	3,770.00	2,600.00	5,380.00	11,750.00
Bank Service Charges	14.70			14.70
Dues & Subscriptions		977.70	591.66	1,569.36
Insurance Expense			3,214.00	3,214.00
Interest Expense			7.83	7.83
Internet	439.14	192.36	304.95	936.45
Irrigation Repairs			639.26	639.26
Lawn Care				
Common Area Maintenance (SL&L)	160.00	2,310.25	437.00	2,907.25
Fertilzr/Chem/Tree Spray (SL&L)	815.75		1,631.50	2,447.25
Landscape Construction	3,539.00	3,539.00		7,078.00
Landscape Mo. Maintenance (LML)	11,382.00	8,088.00	12,571.00	32,041.00
Mowing (SL&L)	439.00	7,273.44	7,657.82	15,370.26
Total for Lawn Care	**16,335.75**	**21,210.69**	**22,297.32**	**$59,843.76**
Legal Fees			97.50	97.50
Management Fees	6,024.00	9,224.25	9,224.25	24,472.50
Other Taxes			200.00	200.00
Permits		250.00		250.00
Pond Maintenance & Algae Contro	1,086.33	3,740.85	29,917.87	34,745.05
Pool Maintenance				
Cleaning	3,022.31	2,598.26	16,432.66	22,053.23
Equipment and Amenities		1,327.45	4,096.40	5,423.85
General	1,300.00			1,300.00
Other Expense		199.64	579.25	778.89
Total for Pool Maintenance	**4,322.31**	**4,125.35**	**21,108.31**	**$29,555.97**
Pool Renovation		2,595.60		2,595.60
Postage/Office Supplies	15.54	427.74	3.79	447.07
Repairs & Maint	300.00	5,772.28	485.00	6,557.28
Snow Removal	1,705.00			1,705.00

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Utilities				
Electric	1,542.90	1,973.09	3,811.03	7,327.02
Water	247.07	1,214.50	4,584.03	6,045.60
Total for Utilities	**1,789.97**	**3,187.59**	**8,395.06**	**$13,372.62**
Total Expenses	**35,802.74**	**54,304.41**	**101,866.80**	**$191,973.95**
Net Operating Income	**64,859.63**	**47,710.59**	**839.09**	**$113,409.31**
Other Income				
Interest Income	126.05	127.82	129.68	383.55
Total Other Income	**126.05**	**127.82**	**129.68**	**$383.55**
Other Expenses				
Additional Exp Approved by BOD				
Bad Debt	(49.56)			(49.56)
Legal Fees	162.50			162.50
Total for Additional Exp Approved by BOD	**112.94**			**$112.94**
Total Other Expenses	**112.94**	**0.00**	**0.00**	**$112.94**
Net Other Income	**13.11**	**127.82**	**129.68**	**$270.61**
Net Income	**64,872.74**	**47,838.41**	**968.77**	**$113,679.92**