Westwood Hills HOA

Profit and Loss

January-September, 2026

	JAN - MAR 2026		APR - JUN 2026		JUL - SEP 2026		TOTAL	
	CURRENT	Jan - Mar 2025 (PY)	CURRENT	Apr - Jun 2025 (PY)	CURRENT	Jul - Sep 2025 (PY)	Jan 1 - Sep 30 2026	Jan 1 - Sep 30 2025 (PY)
Income								
Dues/Fees Income								
Master Assessment Fees	99,585.00	99,000.00	101,490.00	98,565.00	101,585.00	98,565.00	302,660.00	296,130.00
Total for Dues/Fees Income	**99,585.00**	**99,000.00**	**101,490.00**	**98,565.00**	**101,585.00**	**98,565.00**	**$302,660.00**	**$296,130.00**
Late Charge Income	407.37			177.31	70.89	151.27	478.26	328.58
Pool Key Income	75.00		25.00		50.00		150.00	
Returned Check Charges	(405.00)						(405.00)	
Transfer Fees	1,000.00	1,500.00	500.00	1,871.00	1,000.00	1,000.00	2,500.00	4,371.00
Total Income	**100,662.37**	**100,500.00**	**102,015.00**	**100,613.31**	**102,705.89**	**99,716.27**	**$305,383.26**	**$300,829.58**
Gross Profit	**100,662.37**	**100,500.00**	**102,015.00**	**100,613.31**	**102,705.89**	**99,716.27**	**$305,383.26**	**$300,829.58**
Expenses								
Accounting Fees	3,770.00	3,955.00	2,600.00	3,450.00	5,380.00	2,320.00	11,750.00	9,725.00
Advertising & Promotion				203.89				203.89
Bank Service Charges	14.70	31.75		7.70		23.00	14.70	62.45
Dues & Subscriptions			977.70	479.96	591.66		1,569.36	479.96
Electric/Lighting Maint		9,170.65				224.88		9,395.53
Fence Painting		3,000.00						3,000.00
Insurance Expense					3,214.00	16,636.00	3,214.00	16,636.00
Interest Expense					7.83		7.83	
Internet	439.14	323.79	192.36	304.11	304.95	304.11	936.45	932.01
Irrigation Repairs				7,589.63	639.26	21,710.35	639.26	29,299.98
Lawn Care								
Common Area Maintenance (SL&L)	160.00		2,310.25	1,396.79	437.00		2,907.25	1,396.79
Fertilzr/Chem/Tree Spray (SL&L)	815.75			1,359.95	1,631.50	1,585.58	2,447.25	2,945.53
Landscape Construction	3,539.00		3,539.00	13,074.58		25,700.00	7,078.00	38,774.58
Landscape Mo. Maintenance (LML)	11,382.00	10,830.00	8,088.00	13,963.00	12,571.00	14,060.00	32,041.00	38,853.00
Mowing (SL&L)	439.00		7,273.44	6,825.00	7,657.82	6,825.00	15,370.26	13,650.00
Total for Lawn Care	**16,335.75**	**10,830.00**	**21,210.69**	**36,619.32**	**22,297.32**	**48,170.58**	**$59,843.76**	**$95,619.90**
Legal Fees		130.00		510.00	97.50	417.50	97.50	1,057.50
Management Fees	6,024.00	8,706.75	9,224.25	8,892.00	9,224.25	8,904.00	24,472.50	26,502.75
Other Taxes					200.00		200.00	
Permits			250.00	250.00			250.00	250.00
Pond Maintenance & Algae Contro	1,086.33	266.69	3,740.85	4,274.19	29,917.87	3,250.98	34,745.05	7,791.86
Pool Maintenance								
Cleaning	3,022.31	1,300.00	2,598.26	2,549.29	16,432.66	9,686.84	22,053.23	13,536.13
Equipment and Amenities			1,327.45		4,096.40	1,126.99	5,423.85	1,126.99
General	1,300.00			240.00			1,300.00	240.00

Westwood Hills HOA

Profit and Loss

January-September, 2026

	JAN - MAR 2026		APR - JUN 2026		JUL - SEP 2026		TOTAL	
	CURRENT	Jan - Mar 2025 (PY)	CURRENT	Apr - Jun 2025 (PY)	CURRENT	Jul - Sep 2025 (PY)	Jan 1 - Sep 30 2026	Jan 1 - Sep 30 2025 (PY)
Other Expense			199.64	14,977.25	579.25		778.89	14,977.25
Total for Pool Maintenance	**4,322.31**	**1,300.00**	**4,125.35**	**17,766.54**	**21,108.31**	**10,813.83**	**$29,555.97**	**$29,880.37**
Pool Renovation			2,595.60				2,595.60	
Postage/Office Supplies	15.54	130.68	427.74	155.41	3.79	112.54	447.07	398.63
Repairs & Maint	300.00	5,885.23	5,772.28	64.49	485.00	5,684.42	6,557.28	11,634.14
Snow Removal	1,705.00	7,221.75					1,705.00	7,221.75
Utilities								
Electric	1,542.90	1,880.08	1,973.09	2,098.12	3,811.03	5,093.14	7,327.02	9,071.34
Water	247.07	142.15	1,214.50	1,835.46	4,584.03	9,556.67	6,045.60	11,534.28
Total for Utilities	**1,789.97**	**2,022.23**	**3,187.59**	**3,933.58**	**8,395.06**	**14,649.81**	**$13,372.62**	**$20,605.62**
Total Expenses	**35,802.74**	**52,974.52**	**54,304.41**	**84,500.82**	**101,866.80**	**133,222.00**	**$191,973.95**	**$270,697.34**
Net Operating Income	**64,859.63**	**47,525.48**	**47,710.59**	**16,112.49**	**839.09**	**(33,505.73)**	**$113,409.31**	**$30,132.24**
Other Income								
Interest Income	126.05	206.43	127.82	209.76	129.68	203.85	383.55	620.04
Total Other Income	**126.05**	**206.43**	**127.82**	**209.76**	**129.68**	**203.85**	**$383.55**	**$620.04**
Other Expenses								
Additional Exp Approved by BOD								
Bad Debt	(49.56)						(49.56)	
Legal Fees	162.50						162.50	
Supplies				195.66				195.66
Total for Additional Exp Approved by BOD	**112.94**			**195.66**			**$112.94**	**$195.66**
Total Other Expenses	**112.94**	**0.00**	**0.00**	**195.66**	**0.00**	**0.00**	**$112.94**	**$195.66**
Net Other Income	**13.11**	**206.43**	**127.82**	**14.10**	**129.68**	**203.85**	**$270.61**	**$424.38**
Net Income	**64,872.74**	**47,731.91**	**47,838.41**	**16,126.59**	**968.77**	**(33,301.88)**	**$113,679.92**	**$30,556.62**