

Westwood HOA, Inc
Profit & Loss Prev Year Comparison-Master Assessments

October through December 2023

	Oct - Dec 23	Oct - Dec 22	\$ Change
Ordinary Income/Expense			
Income			
Dues/Fees Income			
Master Assessment Fees	73,475.00	72,524.96	950.04
Total Dues/Fees Income	73,475.00	72,524.96	950.04
Late Charge Income	0.00	440.98	-440.98
Misc Income	0.00	0.00	0.00
Transfer Fees	500.00	750.00	-250.00
Total Income	73,975.00	73,715.94	259.06
Gross Profit	73,975.00	73,715.94	259.06
Expense			
Accounting Fees	2,525.00	2,245.00	280.00
Bank Service Charges	26.12	10.50	15.62
Electric/Lighting Maint	0.00	3,428.38	-3,428.38
Fence Painting	23,992.79	0.00	23,992.79
Insurance Expense	5,835.00	0.00	5,835.00
Internet	177.51	188.45	-10.94
Irrigation Repairs	2,520.50	1,435.57	1,084.93
Lawn Care			
Common Area Maintenance (SL&L)	0.00	985.00	-985.00
Landscape Mo. Maintenance (LML)	16,357.50	13,324.00	3,033.50
Lawn Care - Other	1,920.00	0.00	1,920.00
Total Lawn Care	18,277.50	14,309.00	3,968.50
Legal Fees	2,480.00	1,230.00	1,250.00
Management Fees	8,509.50	8,395.00	114.50
Pond Maintenance & Algae Contro	7,862.76	601.15	7,261.61
Pool Maintenance			
Cleaning	5,029.55	1,740.00	3,289.55
Equipment and Amenities	0.00	95.00	-95.00
General	0.00	3,170.23	-3,170.23
Total Pool Maintenance	5,029.55	5,005.23	24.32
Postage/Office Supplies	33.04	341.29	-308.25
Property Taxes	0.00	0.00	0.00
Snow Removal	0.00	400.00	-400.00
Utilities			
Electric	2,055.94	1,840.50	215.44
Water	7,402.43	5,382.67	2,019.76
Total Utilities	9,458.37	7,223.17	2,235.20
Total Expense	86,727.64	44,812.74	41,914.90
Net Ordinary Income	-12,752.64	28,903.20	-41,655.84
Other Income/Expense			
Other Expense			
Additional Exp Approved by BOD			
2023 Pond #2 Cleanup	0.00	600.00	-600.00
Extermination/Pest Control	1,310.00	0.00	1,310.00
Lawn Care	5,390.00	0.00	5,390.00
Painting	3,266.00	0.00	3,266.00
Roof	41,940.00	0.00	41,940.00
Security	431.74	0.00	431.74
Supplies	17.48	0.00	17.48
Additional Exp Approved by BOD - Other	1,627.50	0.00	1,627.50
Total Additional Exp Approved by BOD	53,982.72	600.00	53,382.72
Total Other Expense	53,982.72	600.00	53,382.72
Net Other Income	-53,982.72	-600.00	-53,382.72
Net Income	-66,735.36	28,303.20	-95,038.56