

Westwood Village Homeowners Association
Profit & Loss Prev Year Comparison
January through September 2019

Cash Basis

	Jan - Sep 19	Jan - Sep 18	\$ Change	% Change
Ordinary Income/Expense				
Income				
Internet Income - Ting	24,529.40	0.00	24,529.40	100.0%
Boat Slip Moorage	18,625.00	18,150.00	475.00	2.6%
New Member Fee	400.00	200.00	200.00	100.0%
Regular Assessments	225,303.59	227,436.25	-2,132.66	-0.9%
Total Income	268,857.99	245,786.25	23,071.74	9.4%
Gross Profit	268,857.99	245,786.25	23,071.74	9.4%
Expense				
Consulting Fees	0.00	120.00	-120.00	-100.0%
Licenses and Permits	54.53	0.00	54.53	100.0%
Accounting	7,500.05	6,750.00	750.05	11.1%
Bank Service Charges	91.17	251.30	-160.13	-63.7%
Caretakers Salary				
Mileage	201.26	80.66	120.60	149.5%
Salaries - Caretaker	38,384.70	33,217.56	5,167.14	15.6%
Salary - Other	35,007.77	32,722.86	2,284.91	7.0%
Total Caretakers Salary	73,593.73	66,021.08	7,572.65	11.5%
Dues	134.00	0.00	134.00	100.0%
Equipment - Fuel & Oil	150.52	821.66	-671.14	-81.7%
Equipment Rent	72.77	102.73	-29.96	-29.2%
Freight & Postage	495.00	349.31	145.69	41.7%
Gas Allotment	750.00	750.00	0.00	0.0%
Legal	189.00	2,612.71	-2,423.71	-92.8%
Maintenance & Repair				
Docks	9,263.75	7,457.96	1,805.79	24.2%
Electrical & Plumbing	145.00	1,790.01	-1,645.01	-91.9%
Exterior & Buildings	16,719.13	11,650.87	5,068.26	43.5%
Irrigation Pump	0.00	2,189.42	-2,189.42	-100.0%
Machines & Equipment	1,475.99	792.29	683.70	86.3%
Miscellaneous Repairs	812.19	0.00	812.19	100.0%
Pool & Recreation Areas	3,434.28	3,658.48	-224.20	-6.1%
Roads	1,141.00	0.00	1,141.00	100.0%
Yards & Grounds	16,217.14	18,759.85	-2,542.71	-13.6%
Total Maintenance & Repair	49,208.48	46,298.88	2,909.60	6.3%
Events	480.00	588.72	-108.72	-18.5%
Office Supplies				
Internet - Shop	0.00	531.00	-531.00	-100.0%
Shop Equipment	0.00	90.94	-90.94	-100.0%
Office Supplies - Other	126.56	304.24	-177.68	-58.4%
Total Office Supplies	126.56	926.18	-799.62	-86.3%
Payroll Taxes	9,519.81	8,316.97	1,202.84	14.5%
Snowplowing	7,325.00	6,920.00	405.00	5.9%
Supplies				
Shop	233.42	1,386.55	-1,153.13	-83.2%
Total Supplies	233.42	1,386.55	-1,153.13	-83.2%
Cell Phone-Manager	272.78	278.34	-5.56	-2.0%
Utilities				
Internet	27,650.00	0.00	27,650.00	100.0%
Cable	17,917.20	829.50	17,087.70	2,060.0%
Electric	4,567.70	4,536.00	31.70	0.7%
Garbage & Recycle	2,270.21	2,525.27	-255.06	-10.1%
Natural Gas - Pool	1,021.71	765.23	256.48	33.5%
Sewer	31,013.25	31,284.53	-271.28	-0.9%
Water	18,904.00	20,452.61	-1,548.61	-7.6%

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Total Utilities	103,344.07	60,393.14	42,950.93	71.1%
Total Expense	253,540.89	202,887.57	50,653.32	25.0%
Net Ordinary Income	15,317.10	42,898.68	-27,581.58	-64.3%
Other Income/Expense				
Other Income				
Fines	23.63	100.00	-76.37	-76.4%
Insurance Assessment Income	20,381.52	19,901.33	480.19	2.4%
Late Fee	298.25	125.00	173.25	138.6%
Other Income	1,260.00	0.00	1,260.00	100.0%
Capital Assessments	32,900.01	37,124.42	-4,224.41	-11.4%
Total Other Income	54,863.41	57,250.75	-2,387.34	-4.2%
Other Expense				
Misc Expense	14.39	-87.88	102.27	116.4%
Income Tax Expense	0.00	30.00	-30.00	-100.0%
Insurance Expense	22,689.34	22,153.26	536.08	2.4%
Special Projects				
1621 Westwood Reroof	32,883.00	0.00	32,883.00	100.0%
Eastern/Coyote Roofing project	0.00	28,543.37	-28,543.37	-100.0%
Riverview Siding	0.00	20,500.00	-20,500.00	-100.0%
Pool Project	23,914.85	27,100.00	-3,185.15	-11.8%
Total Special Projects	56,797.85	76,143.37	-19,345.52	-25.4%
Total Other Expense	79,501.58	98,238.75	-18,737.17	-19.1%
Net Other Income	-24,638.17	-40,988.00	16,349.83	39.9%
Net Income	-9,321.07	1,910.68	-11,231.75	-587.8%