

Westwood Village Homeowners Association

Profit & Loss Budget vs. Actual

January through June 2019

Cash Basis

	Jan - Jun 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Internet Income - Ting	16,273.82	16,590.00	-316.18	98.1%
Fines _ Income	0.00	500.00	-500.00	0.0%
Boat Slip Moorage	18,575.00	8,750.00	9,825.00	212.3%
New Member Fee	200.00			
Regular Assessments	149,702.87	151,428.00	-1,725.13	98.9%
Total Income	184,751.69	177,268.00	7,483.69	104.2%
Gross Profit	184,751.69	177,268.00	7,483.69	104.2%
Expense				
Licenses and Permits	54.53	200.00	-145.47	27.3%
Accounting	5,000.03	5,000.00	0.03	100.0%
Bank Service Charges	0.00	300.00	-300.00	0.0%
Bonus	0.00	900.00	-900.00	0.0%
Caretakers Salary				
Mileage	201.26			
Salaries - Caretaker	26,204.94			
Salary - Other	23,338.51			
Caretakers Salary - Other	0.00	51,500.00	-51,500.00	0.0%
Total Caretakers Salary	49,744.71	51,500.00	-1,755.29	96.6%
Dues	134.00			
Equipment - Fuel & Oil	108.65	500.00	-391.35	21.7%
Equipment Rent	72.77	250.00	-177.23	29.1%
Freight & Postage	385.00	200.00	185.00	192.5%
Gas Allotment	750.00	750.00	0.00	100.0%
Legal	189.00	500.00	-311.00	37.8%
Maintenance & Repair				
Docks	263.75	7,500.00	-7,236.25	3.5%
Electrical & Plumbing	145.00	1,000.00	-855.00	14.5%
Exterior & Buildings	3,320.00	5,000.00	-1,680.00	66.4%
Irrigation Pump	0.00	1,500.00	-1,500.00	0.0%
Machines & Equipment	1,201.68	1,500.00	-298.32	80.1%
Miscellaneous Repairs	812.19	600.00	212.19	135.4%
Pool & Recreation Areas	2,205.52	4,500.00	-2,294.48	49.0%
Roads	0.00	750.00	-750.00	0.0%
Yards & Grounds	13,957.76	8,750.00	5,207.76	159.5%
Total Maintenance & Repair	21,905.90	31,100.00	-9,194.10	70.4%
Events	0.00	600.00	-600.00	0.0%
Office Supplies				
Office Supplies - Other	47.07	500.00	-452.93	9.4%
Total Office Supplies	47.07	500.00	-452.93	9.4%
Payroll Taxes	6,436.45	8,000.00	-1,563.55	80.5%
Snowplowing	7,325.00	5,000.00	2,325.00	146.5%
Supplies				
Shop	227.18	750.00	-522.82	30.3%
Supplies - Other	0.00	129.50	-129.50	0.0%
Total Supplies	227.18	879.50	-652.32	25.8%
Cell Phone-Manager	215.01	300.00	-84.99	71.7%
Utilities				
Internet	19,355.00	16,800.00	2,555.00	115.2%
Cable	17,917.20	8,000.00	9,917.20	224.0%
Electric	2,616.78	4,000.00	-1,383.22	65.4%
Garbage & Recycle	1,475.34	2,500.00	-1,024.66	59.0%
Natural Gas - Pool	556.98	1,750.00	-1,193.02	31.8%
Sewer	20,552.19	22,000.00	-1,447.81	93.4%

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Water	9,776.40	16,000.00	-6,223.60	61.1%
Total Utilities	72,249.89	71,050.00	1,199.89	101.7%
Total Expense	164,845.19	177,529.50	-12,684.31	92.9%
Net Ordinary Income	19,906.50	-261.50	20,168.00	-7,612.4%
Other Income/Expense				
Other Income				
Easement	0.00	1,000.00	-1,000.00	0.0%
Insurance Assessment Income	13,543.05	11,850.00	1,693.05	114.3%
Late Fee	125.00			
Capital Assessments	21,856.33	22,200.00	-343.67	98.5%
Total Other Income	35,524.38	35,050.00	474.38	101.4%
Other Expense				
Misc Expense	14.39			
Insurance Expense	18,564.02	12,000.00	6,564.02	154.7%
Special Projects				
Riverview Siding	0.00	7,500.00	-7,500.00	0.0%
Pool Project	23,914.85			
Special Projects - Other	0.00	22,200.00	-22,200.00	0.0%
Total Special Projects	23,914.85	29,700.00	-5,785.15	80.5%
Total Other Expense	42,493.26	41,700.00	793.26	101.9%
Net Other Income	-6,968.88	-6,650.00	-318.88	104.8%
Net Income	12,937.62	-6,911.50	19,849.12	-187.2%