

Westwood Village Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2018

Cash Basis

	Jan - Dec 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Internet Income - Ting	2,714.20			
Boat Slip Moorage	18,150.00	17,500.00	650.00	103.7%
New Member Fee	200.00			
Regular Assessments	302,988.04	333,192.00	-30,203.96	90.9%
Total Income	324,052.24	350,692.00	-26,639.76	92.4%
Gross Profit	324,052.24	350,692.00	-26,639.76	92.4%
Expense				
Consulting Fees	120.00			
Accounting	9,000.00	9,000.00	0.00	100.0%
Bank Service Charges	251.30	450.00	-198.70	55.8%
Bonus	1,363.27	1,800.00	-436.73	75.7%
Caretakers Salary				
Mileage	267.60			
Salaries - Caretaker	42,444.66	101,096.00	-58,651.34	42.0%
Salary - Other	41,699.21			
Total Caretakers Salary	84,411.47	101,096.00	-16,684.53	83.5%
Contributions	0.00	100.00	-100.00	0.0%
Equipment - Fuel & Oil	1,602.49	1,000.00	602.49	160.2%
Equipment Rent	102.73	300.00	-197.27	34.2%
Freight & Postage	499.31	300.00	199.31	166.4%
Gas Allotment	1,000.00	1,250.00	-250.00	80.0%
Insurance - Health & WC	0.00	3,500.00	-3,500.00	0.0%
Legal	2,824.71	500.00	2,324.71	564.9%
Maintenance & Repair				
Docks	7,457.96	14,300.00	-6,842.04	52.2%
Electrical & Plumbing	3,128.23	850.00	2,278.23	368.0%
Exterior & Buildings	21,389.87	10,000.00	11,389.87	213.9%
Irrigation Pump	2,189.42	10,000.00	-7,810.58	21.9%
Machines & Equipment	792.29	3,000.00	-2,207.71	26.4%
Miscellaneous Repairs	74.27	500.00	-425.73	14.9%
Pool & Recreation Areas	3,703.38	8,700.00	-4,996.62	42.6%
Roads	0.00	1,500.00	-1,500.00	0.0%
Yards & Grounds	19,295.95	20,000.00	-704.05	96.5%
Total Maintenance & Repair	58,031.37	68,850.00	-10,818.63	84.3%
Events	623.72			
Office Supplies				
Internet - Shop	590.00			
Shop Equipment	90.94			
Office Supplies - Other	284.47	950.00	-665.53	29.9%

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Total Office Supplies	965.41	950.00	15.41	101.6%
Payroll Taxes	10,749.97	14,498.00	-3,748.03	74.1%
Snowplowing	6,920.00	10,000.00	-3,080.00	69.2%
Supplies				
Shop	1,497.98	1,000.00	497.98	149.8%
Total Supplies	1,497.98	1,000.00	497.98	149.8%
Cell Phone-Manager	398.26	350.00	48.26	113.8%
Utilities				
Internet	0.00	32,000.00	-32,000.00	0.0%
Cable	829.50	14,773.00	-13,943.50	5.6%
Electric	5,008.76	7,700.00	-2,691.24	65.0%
Garbage & Recycle	3,258.58	5,000.00	-1,741.42	65.2%
Natural Gas - Pool	777.35	3,500.00	-2,722.65	22.2%
Sewer	41,647.30	44,000.00	-2,352.70	94.7%
Water	26,991.34	32,000.00	-5,008.66	84.3%
Total Utilities	78,512.83	138,973.00	-60,460.17	56.5%
Total Expense	258,874.82	353,917.00	-95,042.18	73.1%
Net Ordinary Income	65,177.42	-3,225.00	68,402.42	-2,021.0%
Other Income/Expense				
Other Income				
Easement	2,000.00	2,000.00	0.00	100.0%
Fines	350.00			
Insurance Assessment Income	26,584.33	26,544.00	40.33	100.2%
Late Fee	200.00			
Other Income	3,834.00	1,000.00	2,834.00	383.4%
Capital Assessments	49,024.43	50,172.00	-1,147.57	97.7%
Total Other Income	81,992.76	79,716.00	2,276.76	102.9%
Other Expense				
Misc Expense	-87.88			
Income Tax Expense	30.00	30.00	0.00	100.0%
Insurance Expense	24,060.04	26,544.00	-2,483.96	90.6%
Special Projects	137,541.37	50,000.00	87,541.37	275.1%
Total Other Expense	161,543.53	76,574.00	84,969.53	211.0%
Net Other Income	-79,550.77	3,142.00	-82,692.77	-2,531.9%
Net Income	-14,373.35	-83.00	-14,290.35	17,317.3%