

Westwood Village Homeowners Association

Profit & Loss Budget vs. Actual

Cash Basis

January through September 2018

	Jan - Sep 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Boat Slip Moorage	18,150.00	13,125.00	5,025.00	138.3%
New Member Fee	200.00			
Regular Assessments	227,436.25	249,894.00	-22,457.75	91.0%
Total Income	245,786.25	263,019.00	-17,232.75	93.4%
Gross Profit	245,786.25	263,019.00	-17,232.75	93.4%
Expense				
Consulting Fees	120.00			
Employee Advance	80.66			
Accounting	6,750.00	6,750.00	0.00	100.0%
Bank Service Charges	251.30	337.50	-86.20	74.5%
Bonus	0.00	1,350.00	-1,350.00	0.0%
Caretakers Salary	65,940.42	75,822.00	-9,881.58	87.0%
Contributions	0.00	75.00	-75.00	0.0%
Equipment - Fuel & Oil	821.66	750.00	71.66	109.6%
Equipment Rent	102.73	225.00	-122.27	45.7%
Freight & Postage	349.31	225.00	124.31	155.2%
Gas Allotment	750.00	937.50	-187.50	80.0%
Insurance - Health & WC	0.00	2,625.00	-2,625.00	0.0%
Legal	2,612.71	375.00	2,237.71	696.7%
Maintenance & Repair	46,397.88	51,637.50	-5,239.62	89.9%
Events	588.72			
Office Supplies	926.18	712.50	213.68	130.0%
Payroll Taxes	8,316.97	10,873.50	-2,556.53	76.5%
Snowplowing	6,920.00	7,500.00	-580.00	92.3%
Supplies				
Shop	1,386.55	750.00	636.55	184.9%
Total Supplies	1,386.55	750.00	636.55	184.9%
Cell Phone-Manager	278.34	262.50	15.84	106.0%
Utilities				
Internet	0.00	24,000.00	-24,000.00	0.0%
Cable	829.50	11,079.75	-10,250.25	7.5%
Electric	4,536.00	5,775.00	-1,239.00	78.5%
Garbage & Recycle	2,525.27	3,750.00	-1,224.73	67.3%
Natural Gas - Pool	765.23	2,625.00	-1,859.77	29.2%
Sewer	31,284.53	33,000.00	-1,715.47	94.8%
Water	20,452.61	24,000.00	-3,547.39	85.2%
Total Utilities	60,393.14	104,229.75	-43,836.61	57.9%
Total Expense	202,986.57	265,437.75	-62,451.18	76.5%
Net Ordinary Income	42,799.68	-2,418.75	45,218.43	-1,769.5%
Other Income/Expense				
Other Income				
Easement	0.00	1,500.00	-1,500.00	0.0%
Fines	100.00			
Insurance Assessment Income	19,901.33	19,908.00	-6.67	100.0%
Late Fee	125.00			
Other Income	0.00	750.00	-750.00	0.0%
Capital Assessments				
Siding Assessment	36,168.42	26,307.00	9,861.42	137.5%
Slip Assessment	740.00	11,322.00	-10,582.00	6.5%
Capital Assessments - Other	216.00			
Total Capital Assessments	37,124.42	37,629.00	-504.58	98.7%

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Total Other Income	57,250.75	59,787.00	-2,536.25	95.8%
Other Expense				
Misc Expense	-87.88			
Income Tax Expense	30.00	22.50	7.50	133.3%
Insurance Expense	22,153.26	19,908.00	2,245.26	111.3%
Special Projects				
Eastern/Coyote Roofing project	28,543.37			
4 Boat Slips	0.00	26,250.00	-26,250.00	0.0%
Riverview Siding	20,500.00	11,250.00	9,250.00	182.2%
Pool Project	27,100.00			
Total Special Projects	76,143.37	37,500.00	38,643.37	203.0%
Total Other Expense	98,238.75	57,430.50	40,808.25	171.1%
Net Other Income	-40,988.00	2,356.50	-43,344.50	-1,739.4%
Net Income	1,811.68	-62.25	1,873.93	-2,910.3%