

**Westwood Townhouses**  
**Profit & Loss**  
 January through December 2024

	Jan - Dec 24
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Operating Dues	50,500.00
<b>Total Income</b>	50,500.00
<b>Gross Profit</b>	50,500.00
<b>Expense</b>	
<b>ADMINISTRATION</b>	
Accounting	350.00
Bank Service Charges	30.00
Insurance Expense	18,153.75
Management Fee	6,000.00
Merchant deposit fees	416.72
Office & Postage	363.98
Taxes	70.00
<b>Total ADMINISTRATION</b>	25,384.45
<b>COMMON AREA EXPENSES</b>	
Boiler Maintenance	1,310.10
Repairs and Maintenance	613.19
Vent Inspections/Cleaning	1,750.00
Window Cleaning	970.00
<b>Total COMMON AREA EXPENSES</b>	4,643.29
<b>Landscaping</b>	
Mowing/Trimming/Irrigation	8,732.50
Landscaping - Other	345.00
<b>Total Landscaping</b>	9,077.50
<b>SPA SERVICE</b>	
Regular Maint.	2,137.52
<b>Total SPA SERVICE</b>	2,137.52
<b>Utilities</b>	
Electricity	1,062.00
Gas	596.53
Water/Sewer	3,005.89
<b>Total Utilities</b>	4,664.42
<b>Total Expense</b>	45,907.18
<b>Net Ordinary Income</b>	4,592.82
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Earned Interest	73.14
<b>OTHER INCOME</b>	
Capital Reserve Contribution	15,500.00
Special Assess - Boilers	15,500.00
<b>Total OTHER INCOME</b>	31,000.00
<b>Total Other Income</b>	31,073.14

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Accrual Basis

**Westwood Townhouses**  
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January through December 2024

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	<u>Jan - Dec 24</u>
Other Expense	
CAPITAL RESERVE	
Gutter Project	12,170.00
Roofing Project	93,108.75
Tree Removal	7,485.00
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Total CAPITAL RESERVE	112,763.75
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Total Other Expense	112,763.75
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Net Other Income	-81,690.61
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Net Income	<b><u>-77,097.79</u></b>