

**Westwinds Spokane Homeowners Association
2014 PnL**

11/10/14

Accrual Basis

	Jan - Dec 14
Ordinary Income/Expense	
Income	
HOA Income	
Operating Assessment Fee	8,718.98
Working Capital	60.00
Total HOA Income	8,778.98
Sewer & Water Income	
Sewer and Water Monthly Fee	0.00
Total Sewer & Water Income	0.00
Finance / Late Fee	7.04
Interest Income / Credits	0.04
Total Income	8,786.06
Expense	
Insurance Expense	740.23
Professional Expenses	
Filing Fees	10.00
Management Fees	3,803.75
Postage and Delivery	135.59
Accountant (CPA)	220.00
Printing and Reproduction	91.80
Legal Fees	45.00
Administrative Fees	1,736.00
Total Professional Expenses	6,042.14
Landscaping and Groundskeeping	
Hydrant Testing	323.38
Repairs and Maintenance	650.29
Snow Removal	760.90
Lawn Care	1,069.61
Total Landscaping and Groundskeeping	2,804.18
Utilities - HOA	
Electricity	121.43
Total Utilities - HOA	121.43
Total Expense	9,707.98
Net Ordinary Income	-921.92
Other Income/Expense	
Other Income	
Utility Pass-Thru Income	
Water	4,627.41
Wastewater	5,051.25
Garbage	2,153.04
Total Utility Pass-Thru Income	11,831.70
Total Other Income	11,831.70
Other Expense	
Utilities	
Water	5,318.05
Wastewater	5,541.82
Garbage	2,360.30
Utilities Late Fees	32.56
Total Utilities	13,252.73
Total Other Expense	13,252.73

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	<u>Jan - Dec 14</u>
Net Other Income	<u>-1,421.03</u>
Net Income	<u><u>-2,342.95</u></u>