

Woodbine Condominiums HOA Profit & Loss January through December 2015

	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	TOTAL
Ordinary Income/Expense													
Income													
HOA Dues Income													
3010 - Homeowners Dues / Garage	23,144	25,238	29,144	26,290	26,402	32,156	26,826	27,218	26,580	25,524	25,481	26,903	320,906
Total HOA Dues Income	23,144	25,238	29,144	26,290	26,402	32,156	26,826	27,218	26,580	25,524	25,481	26,903	320,906
Other Income and Reimbursements													
3030 - Cable TV Reimbursement	3,884	4,112	4,761	4,341	4,336	5,255	4,389	4,525	4,361	4,210	4,235	4,449	52,858
3040 - Utility Reimbursements	1,437	1,254	1,675	1,389	1,498	1,353	1,449	1,483	1,366	1,394	1,418	1,410	17,126
3050 - Laundry / Vending Income	0	20	30	0	19	32	0	50	40	20	10	30	251
3060 - Miscellaneous Income	175	175	750	0	765	1,258	10	300	507	250	0	520	4,710
Total Other Income and Reimbursements	5,496	5,561	7,216	5,730	6,618	7,898	5,848	6,358	6,274	5,874	5,663	6,409	74,945
Total Income	28,640	30,799	36,360	32,020	33,020	40,054	32,674	33,576	32,854	31,398	31,144	33,312	395,851
Expense													
Staffing and Management Expense													
4000 - Office Management	1,692	1,996	1,972	2,448	1,904	2,125	2,142	2,057	2,108	2,057	2,057	2,125	24,683
4010 - Maintenance Services	1,876	1,725	795	1,661	2,470	1,108	1,183	1,312	2,353	1,739	1,115	1,075	18,412
4020 - Property Management Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Total Staffing and Management Expense	6,068	6,221	5,267	6,609	6,874	5,733	5,825	5,869	6,961	6,296	5,672	5,700	73,095
Administrative Expenses													
4025 - Insurance Claims / Deductibles	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500
4030 - Phone / Internet	134	85	191	141	131	131	133	140	154	149	141	154	1,684
4040 - Office Supplies / Printing	94	0	147	293	43	130	0	166	149	57	43	176	1,298
4050 - Postage	16	94	55	23	13	64	0	6	40	5	0	114	430
4060 - Office Equipment / Computer	0	0	0	0	144	0	0	0	0	0	30	0	174
4070 - Legal / Accounting / Finance	72	323	10	1,300	243	91	3	20	0	15	3	0	2,080
4090 - Clubhouse / Resident Services	33	47	42	0	0	0	0	112	39	0	226	681	1,180
5000 - Misc. Administrative Expense	0	0	0	17	0	0	1,871	8	0	0	21	0	1,917
Total Administrative Expenses	349	549	445	1,774	574	416	4,507	452	382	226	464	1,125	11,263

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Contracted Services													
5010 - Landscaping Contract	2,115	2,220	2,220	2,220	2,220	2,220	2,220	2,220	2,220	2,220	2,220	2,220	26,535
5020 - Tree Trimming / Removal	0	0	0	0	0	52	172	1,275	128	0	0	0	1,627
5025 - Pest Control	0	0	0	1,750	0	800	650	1,523	848	800	0	0	6,371
5040 - Snow Removal	404	0	0	0	0	0	0	0	0	0	0	198	602
5050 - Parking Lot Sweeping	46	0	46	46	46	0	46	46	0	0	46	46	368
5060 - Grounds Patrol & Lockup	331	331	379	379	379	331	307	323	323	315	331	315	4,044
Total Contracted Services	2,896	2,551	2,645	4,395	2,645	3,403	3,395	5,387	3,519	3,335	2,597	2,779	39,547
Property Maintenance													
5097 - Pool/Spa Maintenance & Supplies	251	360	372	753	1,350	1,407	1,486	1,716	925	951	627	314	10,512
5090 - Grounds/Sprinklers	19	0	0	44	230	222	0	475	336	16	0	0	1,342
5095 - Pond Upkeep	52	0	106	285	114	2,711	1,585	53	113	0	56	0	5,075
6000 - Clubhouse Interior Repair	44	64	11	31	50	20	95	0	0	142	0	0	457
6010 - Building Repair Exterior	300	300	0	0	237	252	49	116	16	110	198	0	1,578
6020 - Maintenance Supplies & Equipmen	71	0	19	0	0	58	3	32	0	0	113	28	324
6030 - Cleaning / Supplies / Equipment	18	0	0	314	0	86	0	21	118	77	143	37	814
6040 - Misc. Property Maintenance	5	0	500	195	36	-15	-40	0	-10	28	-11	-20	668
Total Property Maintenance	760	724	1,008	1,622	2,017	4,741	3,178	2,413	1,498	1,324	1,126	359	20,770
Taxes / Insurance													
7020 - Property Taxes	0	0	4	0	0	4	0	0	0	0	0	16	24
7030 - Property Insurance	2,507	2,507	2,507	2,507	2,662	2,507	2,343	2,343	3,311	0	0	2,093	25,287
Total Taxes / Insurance	2,507	2,507	2,511	2,507	2,662	2,511	2,343	2,343	3,311	0	0	2,109	25,311

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Utilities													
6050 - Electric - Common Areas	339	284	275	325	373	327	272	351	321	349	330	290	3,836
6060 - Electric - Clubhouse / Pool	1,053	1,014	889	745	835	1,275	1,098	1,123	1,238	1,512	562	754	12,098
6070 - Water	3,909	0	3,951	0	3,966	0	4,581	88	4,887	0	5,285	757	27,424
6080 - Gas	1,762	1,820	2,262	1,067	1,147	612	261	216	225	279	403	1,457	11,511
6090 - Sewer	2,931	2,664	2,939	2,848	2,939	3,272	3,377	3,377	3,322	3,511	3,401	3,511	38,092
7000 - Trash Removal	1,018	920	1,018	985	1,018	985	1,018	1,018	1,001	1,039	1,005	1,039	12,064
7010 - Cable TV	2,792	2,792	2,792	2,929	2,863	2,863	2,863	2,863	2,876	2,876	2,876	3,081	34,466
Total Utilities	13,804	9,494	14,126	8,899	13,141	9,334	13,470	9,036	13,870	9,566	13,862	10,889	139,491
Total Expense	26,384	22,046	26,002	25,806	27,913	26,138	32,718	25,500	29,541	20,747	23,721	22,961	309,477
Net Ordinary Income	2,256	8,753	10,358	6,214	5,107	13,916	-44	8,076	3,313	10,651	7,423	10,351	86,374
Other Income/Expense													
Other Expense													
BOARD APPROVED PROJECT													
Unbudgeted Plumbing Leaks	0	0	0	0	3,347	3,535	399	2,744	1,132	474	6,099	-8,848	8,882
Landscape Upgrades	0	201	0	0	742	118	0	0	0	3,085	6,791	388	11,325
Roofing R,T,U	0	0	0	0	0	0	32,424	0	0	0	0	3,603	36,027
Clubhouse ceiling fan	290	380	0	0	0	0	0	0	0	0	0	0	670
Outdoor lighting Repairs/update	132	0	129	623	398	0	0	0	0	0	0	0	1,282
Carport lighting retrofit	185	550	111	541	293	83	0	0	0	0	0	0	1,763
Change clubhouse entry lights	0	0	53	21	30	0	0	0	0	0	0	0	104
Repaint Speed Bumps	0	0	0	0	0	0	0	0	0	447	0	0	447
Repair all siding piece	0	0	60	297	264	0	90	125	6	549	0	0	1,391
Berm Repairs	0	30	0	0	200	78	261	135	780	864	27	0	2,375
Dumpster enclosure repairs	0	0	0	0	0	0	44	38	0	261	0	0	343
Paint tool shed	0	0	0	0	176	0	0	0	0	0	0	0	176
Fitness Center/Pool Furniture	0	0	0	0	0	5,180	0	0	0	0	0	0	5,180
Total BOARD APPROVED PROJECT	607	1,161	353	1,482	5,450	8,994	33,218	3,042	1,918	5,680	12,917	-4,857	69,965

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Reserve Account													
Roofing settlement - Tomlinson	0	0	0	0	0	0	-36,027	0	0	0	0	0	-36,027
Transfer to Reserve Account	9,244	3,050	3,550	3,550	3,550	3,550	3,550	3,050	4,050	3,050	4,050	4,744	48,988
Total Reserve Account	9,244	3,050	3,550	3,550	3,550	3,550	-32,477	3,050	4,050	3,050	4,050	4,744	12,961
Total Other Expense	9,851	4,211	3,903	5,032	9,000	12,544	741	6,092	5,968	8,730	16,967	-113	82,926
Net Other Income	-9,851	-4,211	-3,903	-5,032	-9,000	-12,544	-741	-6,092	-5,968	-8,730	-16,967	113	-82,926
Net Income	-7,595	4,542	6,455	1,182	-3,893	1,372	-785	1,984	-2,655	1,921	-9,544	10,464	3,448