

Woodbine Condominiums HOA
Profit & Loss
January through December 2016

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	TOTAL
Ordinary Income/Expense													
Income													
HOA Dues Income													
3010 · Homeowners Dues / Garage	25,954	27,002	26,528	27,210	25,862	24,947	20,619	28,747	24,775	26,321	26,606	24,029	308,600
Total HOA Dues Income	25,954	27,002	26,528	27,210	25,862	24,947	20,619	28,747	24,775	26,321	26,606	24,029	308,600
Other Income and Reimbursements													
3030 · Cable TV Reimbursement	4,155	4,326	4,252	4,353	4,124	3,952	3,250	4,617	3,891	4,205	4,229	3,790	49,144
3040 · Utility Reimbursements	1,482	1,410	1,362	1,436	1,390	1,339	1,097	1,506	1,339	1,380	1,382	1,243	16,366
3050 · Laundry / Vending Income	0	20	0	30	0	0	0	0	92	55	61	0	258
3060 · Miscellaneous Income	0	1,000	500	257	500	250	250	0	250	1,005	500	88	4,600
Total Other Income and Reimbursements	5,637	6,756	6,114	6,076	6,014	5,541	4,597	6,123	5,572	6,645	6,172	5,121	70,368
Total Income	31,591	33,758	32,642	33,286	31,876	30,488	25,216	34,870	30,347	32,966	32,778	29,150	378,968
Expense													
Staffing and Management Expense													
4000 · Office Management	2,227	1,887	2,227	2,227	1,972	2,169	1,978	2,087	2,219	1,921	2,125	2,019	25,058
4010 · Maintenance Services	687	1,085	1,322	842	960	1,400	1,099	2,711	2,228	2,707	1,808	1,962	18,811
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	5,414	5,472	6,049	5,569	5,432	6,069	5,577	7,298	6,947	7,128	6,433	6,481	73,869
Administrative Expenses													
4027 · Property Insurance	2,280	2,285	2,281	2,286	2,286	2,281	2,281	2,281	968	2,281	0	2,143	23,653
4030 · Phone / Internet	145	126	140	131	143	143	144	151	142	149	149	65	1,628
4040 · Office Supplies / Printing	0	0	158	0	0	0	204	15	401	21	55	74	928
4050 · Postage	107	13	13	40	13	0	40	27	0	26	0	0	279
4060 · Office Equipment / Computer	0	0	0	248	0	0	401	0	0	0	0	0	649
4070 · Legal / Accounting / Finance	0	0	5	12	3	240	-4	0	191	1,040	66	702	2,255
4090 · Clubhouse / Resident Services	79	0	317	0	0	0	85	79	213	72	0	37	882
5000 · Misc. Administrative Expense	153	0	0	0	-10	16	1	0	12	0	38	0	210
Total Administrative Expenses	2,764	2,424	2,914	2,717	2,435	2,680	3,152	2,553	1,927	3,589	308	3,021	30,484

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Contracted Services													
5010 · Landscaping Contract	2,220	2,320	2,320	2,320	2,320	2,479	2,320	2,320	2,320	2,365	2,320	2,320	27,944
5015 · Plumbing - Major Repairs	60	0	0	0	315	2,509	6,409	55	160	2,858	2,015	347	14,728
5020 · Tree Trimming / Removal	0	1,000	0	0	0	0	600	0	0	0	0	0	1,600
5025 · Pest Control	0	0	0	1,100	650	1,450	838	650	800	0	800	0	6,288
5040 · Snow Removal	715	77	0	0	0	0	0	0	0	0	0	453	1,245
5050 · Parking Lot Sweeping	0	46	46	0	46	0	46	0	0	46	46	46	322
5060 · Grounds Patrol & Lockup	315	379	315	315	331	315	323	299	315	323	323	64	3,617
Total Contracted Services	3,310	3,822	2,681	3,735	3,662	6,753	10,536	3,324	3,595	5,592	5,504	3,230	55,744
Property Maintenance													
5090 · Grounds/Sprinklers	0	0	0	156	0	267	363	359	381	203	205	0	1,934
5095 · Pond Upkeep	0	0	127	16	32	95	150	194	200	35	221	2,222	3,292
5097 · Pool/Spa Maintenance & Supplies	285	551	1,507	405	966	3,219	2,024	1,739	955	420	679	270	13,020
6000 · Clubhouse Interior Repair	30	3	389	78	32	171	154	513	112	16	0	15	1,513
6010 · Building Repair Exterior	128	83	0	0	0	0	4	0	8	433	342	1,943	2,941
6020 · Maintenance Supplies & Equipmen	0	0	19	0	0	0	0	0	77	18	23	37	174
6030 · Cleaning / Supplies / Equipment	143	108	11	0	0	26	84	0	0	0	55	57	484
6040 · Misc. Property Maintenance	0	27	43	90	187	242	3	0	0	608	112	152	1,464
Total Property Maintenance	586	772	2,096	745	1,217	4,020	2,782	2,805	1,733	1,733	1,637	4,696	24,822
Utilities													
6050 · Electric - Common Areas	293	215	207	342	315	309	323	344	316	327	306	337	3,634
6060 · Electric - Clubhouse / Pool	952	882	722	634	567	926	1,363	1,469	1,371	1,658	951	550	12,045
6070 · Water	3,836	0	4,507	0	4,475	0	6,682	0	6,197	0	6,233	0	31,930
6080 · Gas	1,956	2,194	1,799	1,372	1,002	632	349	247	274	381	798	1,330	12,334
6090 · Sewer	3,511	3,291	3,511	3,401	3,511	3,450	3,561	3,561	3,450	4,148	3,968	4,097	43,460
7000 · Trash Removal	1,039	972	1,039	1,005	1,039	1,045	1,080	1,080	1,045	1,139	1,087	1,123	12,693
7010 · Cable TV	3,019	3,027	2,683	3,019	3,019	2,913	3,019	3,019	3,019	3,019	3,027	3,234	36,017
Total Utilities	14,606	10,581	14,468	9,773	13,928	9,275	16,377	9,720	15,672	10,672	16,370	10,671	152,113
Total Expense	26,680	23,071	28,208	22,539	26,674	28,797	38,424	25,700	29,874	28,714	30,252	28,099	337,032
Net Ordinary Income	4,911	10,687	4,434	10,747	5,202	1,691	-13,208	9,170	473	4,252	2,526	1,051	41,936

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Other Income/Expense													
Other Expense													
BOARD APPROVED PROJECT													
Painting - Collins Brothers	0	0	0	0	0	13,000	51,376	0	0	26,054	26,000	0	116,430
HOA Painting Supervision	0	0	0	0	0	768	3,971	3,017	1,034	1,116	1,143	288	11,337
Repair building for painting	0	44	42	1,234	0	4,400	0	0	0	2,036	0	0	7,756
Signage	0	0	0	0	0	0	5,543	0	0	0	52	0	5,595
Landscape upgrades	1,027	519	221	0	0	480	0	0	0	0	0	0	2,247
Remove/reduce evergreen shrubs	0	0	0	0	0	0	0	0	0	1,009	0	0	1,009
Clean Gutters	0	1,650	0	0	0	0	0	0	0	0	0	0	1,650
Paint clubhouse fitness,laundry	0	1,135	686	0	0	0	0	0	0	0	0	0	1,821
Replace broken rail road ties	0	0	208	0	0	0	0	0	0	0	0	0	208
Clean up hillside	0	0	1,478	0	0	0	0	0	0	0	0	0	1,478
Ramp repair by G bldg	0	0	0	548	1,198	0	0	0	0	0	0	0	1,746
Carport Repairs	0	0	57	135	0	0	0	0	0	0	0	0	192
Paint lamp posts,clean mail box	0	0	259	0	0	0	0	0	0	0	0	0	259
Clubhouse A/C service or replac	0	0	0	0	0	0	0	0	8,685	0	85	0	8,770
Total BOARD APPROVED PROJECT	1,027	3,348	2,951	1,917	1,198	18,648	60,890	3,017	9,719	30,215	27,280	288	160,498
Reserve Account													
Transfer to Reserve Account	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	36,600
Total Reserve Account	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	36,600
Total Other Expense	4,077	6,398	6,001	4,967	4,248	21,698	63,940	6,067	12,769	33,265	30,330	3,338	197,098
Net Other Income	-4,077	-6,398	-6,001	-4,967	-4,248	-21,698	-63,940	-6,067	-12,769	-33,265	-30,330	-3,338	-197,098
Net Income	834	4,289	-1,567	5,780	954	-20,007	-77,148	3,103	-12,296	-29,013	-27,804	-2,287	-155,162