

Woodbine Condominiums HOA
Profit & Loss
 January through December 2017

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
Ordinary Income/Expense													
Income													
HOA Dues Income													
3010 · Homeowners Dues / Garage	32,889	30,312	26,903	22,648	36,745	30,861	28,391	28,204	28,417	28,722	31,205	26,720	352,017
Total HOA Dues Income	32,889	30,312	26,903	22,648	36,745	30,861	28,391	28,204	28,417	28,722	31,205	26,720	352,017
Other Income and Reimbursements													
3030 · Cable TV Reimbursement	5,129	4,748	4,215	3,550	5,944	4,808	4,530	4,554	4,528	4,611	5,001	4,296	55,914
3040 · Utility Reimbursements	1,548	1,367	1,214	1,021	1,898	1,357	1,475	1,409	1,408	1,466	1,703	1,318	17,184
3050 · Laundry / Vending Income	0	0	0	0	0	171	0	0	0	0	0	0	171
3060 · Miscellaneous Income	162	460	800	400	800	800	1,200	400	1,200	400	400	0	7,022
Total Other Income and Reimbursements	6,839	6,575	6,229	4,971	8,642	7,136	7,205	6,363	7,136	6,477	7,104	5,614	80,291
Total Income	39,728	36,887	33,132	27,619	45,387	37,997	35,596	34,567	35,553	35,199	38,309	32,334	432,308
Expense													
Staffing and Management Expense													
4000 · Office Management	1,428	1,479	2,040	1,913	2,040	2,210	1,904	2,185	2,040	1,904	2,074	2,304	23,521
4010 · Maintenance Services	1,259	1,807	1,765	2,092	1,896	1,843	1,560	1,992	2,073	2,743	2,237	1,871	23,138
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	5,187	5,786	6,305	6,505	6,436	6,553	5,964	6,677	6,613	7,147	6,811	6,675	76,659
Administrative Expenses													
4027 · Property Insurance	2,240	2,226	2,238	2,238	2,238	2,238	2,233	0	968	2,343	2,343	2,343	23,648
4030 · Phone / Internet	158	154	163	152	160	152	152	173	149	147	147	147	1,854
4040 · Office Supplies / Printing	34	125	0	52	219	2	140	0	0	194	61	98	925
4050 · Postage	103	142	0	40	0	13	0	41	27	0	4	94	464
4060 · Office Equipment / Computer	0	0	0	0	0	0	0	0	0	270	0	0	270
4070 · Legal / Accounting / Finance	13	44	3	23	248	3	3	3	8	71	65	233	717
4090 · Clubhouse / Resident Services	129	0	0	12	0	0	0	75	44	0	0	0	260
5000 · Misc. Administrative Expense	285	100	0	0	0	0	0	0	0	85	0	0	470
Total Administrative Expenses	2,962	2,791	2,404	2,517	2,865	2,408	2,528	292	1,196	3,110	2,620	2,915	28,608

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Contracted Services													
5010 · Landscaping Contract	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	27,840
5015 · Plumbing - Major Repairs	34	3,909	4,725	1,282	445	2,570	412	1,262	218	0	38	3,115	18,010
5020 · Tree Trimming / Removal	0	44	77	0	0	55	0	920	770	1,660	797	1,002	5,325
5025 · Pest Control	0	0	0	1,133	670	866	0	1,959	0	57	0	0	4,685
5040 · Snow Removal	6,385	3,503	925	0	0	0	0	0	0	0	0	902	11,715
5050 · Parking Lot Sweeping	0	0	240	0	0	0	0	0	0	0	0	0	240
5055 · Rain gutter cleaning	0	0	0	16	0	62	0	0	0	56	384	906	1,424
5060 · Grounds Patrol & Lockup	323	315	315	306	329	329	329	329	321	337	321	323	3,877
Total Contracted Services	9,062	10,091	8,602	5,057	3,764	6,202	3,061	6,790	3,629	4,430	3,860	8,568	73,116
Property Maintenance													
5090 · Grounds/Sprinklers	69	0	27	62	921	1,511	271	462	728	493	1,658	0	6,202
5095 · Pond Upkeep	0	0	114	1,350	62	97	317	55	149	62	140	22	2,368
5097 · Pool/Spa Maintenance & Supplies	1,090	198	1,041	466	1,823	1,015	1,213	2,147	1,268	942	253	355	11,811
6000 · Clubhouse Interior Repair	100	217	165	117	0	0	0	125	0	0	0	0	724
6010 · Building Repair Exterior	729	0	0	144	0	0	0	0	766	456	320	48	2,463
6020 · Maintenance Supplies & Equipmen	63	70	0	181	11	94	14	34	0	385	66	608	1,526
6030 · Cleaning / Supplies / Equipment	181	145	95	70	263	22	161	84	0	194	0	104	1,319
6040 · Misc. Property Maintenance	77	0	0	237	0	42	22	103	0	265	322	381	1,449
Total Property Maintenance	2,309	630	1,442	2,627	3,080	2,781	1,998	3,010	2,911	2,797	2,759	1,518	27,862
Utilities													
6050 · Electric - Common Areas	288	230	228	280	322	314	344	353	345	350	329	337	3,720
6060 · Electric - Clubhouse / Pool	663	658	316	542	409	1,022	1,471	1,575	1,474	1,492	903	568	11,093
6070 · Water	5,739	0	5,265	0	4,527	0	6,545	0	5,628	0	5,763	0	33,467
6080 · Gas	1,782	2,477	1,870	1,369	1,779	322	0	185	175	189	984	1,207	12,339
6090 · Sewer	4,097	3,712	4,152	3,968	4,097	3,968	5,022	5,022	4,864	5,407	5,237	5,407	54,953
7000 · Trash Removal	1,123	1,015	1,139	1,087	1,123	1,087	1,123	1,123	1,087	1,123	1,087	1,123	13,240
7010 · Cable TV	3,177	3,169	3,169	3,177	3,169	3,170	3,170	3,170	3,506	3,169	3,169	3,396	38,611
Total Utilities	16,869	11,261	16,139	10,423	15,426	9,883	17,675	11,428	17,079	11,730	17,472	12,038	167,423
Total Expense	36,389	30,559	34,892	27,129	31,571	27,827	31,226	28,197	31,428	29,214	33,522	31,714	373,668
Net Ordinary Income	3,339	6,328	-1,760	490	13,816	10,170	4,370	6,370	4,125	5,985	4,787	620	58,640

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Other Expense													
BOARD APPROVED PROJECT													
Lakewood Dues Settlement	0	0	0	0	0	0	0	0	0	3,600	0	27,342	30,942
Asphalt Maintenance	0	0	0	0	1,000	0	0	0	3,490	0	0	0	4,490
Painting - Collins Brothers	12,999	0	0	0	0	0	0	0	0	0	0	0	12,999
HOA Painting Supervision	0	0	0	0	0	0	604	642	324	0	0	0	1,570
Total BOARD APPROVED PROJECT	12,999	0	0	0	1,000	0	604	642	3,814	3,600	0	27,342	50,001
Reserve Account													
Transfer to Reserve Account	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,600
Total Reserve Account	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,600
Total Other Expense	16,299	3,300	3,300	3,300	4,300	3,300	3,904	3,942	7,114	6,900	3,300	30,642	89,601
Net Other Income	-16,299	-3,300	-3,300	-4,061	-4,295	-3,445	-3,899	-3,943	-7,114	-6,902	-3,300	-30,642	-90,500
Net Income	-12,960	3,028	-5,060	-3,571	9,521	6,725	471	2,427	-2,989	-917	1,487	-30,022	-31,860