

**Woodbine Condominiums HOA**  
**Profit & Loss**  
 January through December 2018

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
<b>HOA Dues Income</b>													
3010 · Homeowners Dues / Garage	29,979	29,462	29,857	28,731	30,769	29,018	28,831	29,508	25,365	30,844	30,447	30,522	353,333
<b>Total HOA Dues Income</b>	29,979	29,462	29,857	28,731	30,769	29,018	28,831	29,508	25,365	30,844	30,447	30,522	353,333
<b>Other Income and Reimbursements</b>													
3030 · Cable TV Reimbursement	4,771	4,582	4,676	4,556	4,884	4,546	4,573	4,700	4,033	4,872	4,717	4,839	55,749
3040 · Utility Reimbursements	1,511	1,384	1,321	1,386	1,442	1,339	1,395	1,423	1,207	1,477	1,329	1,429	16,643
3050 · Laundry / Vending Income	0	0	0	0	0	250	150	0	0	0	0	0	400
3060 · Miscellaneous Income	0	400	400	400	400	2,400	400	1,800	553	800	400	1,200	9,153
Other Income and Reimbursements - Other	0	0	0	0	0	0	0	0	0	200	0	0	200
<b>Total Other Income and Reimbursements</b>	6,282	6,366	6,397	6,342	6,726	8,535	6,518	7,923	5,793	7,349	6,446	7,468	82,145
<b>Total Income</b>	36,261	35,828	36,254	35,073	37,495	37,553	35,349	37,431	31,158	38,193	36,893	37,990	435,478
<b>Expense</b>													
<b>Staffing and Management Expense</b>													
4000 · Office Management	2,032	2,091	1,886	1,710	2,033	2,104	1,834	2,104	2,000	1,967	1,815	1,900	23,476
4010 · Maintenance Services	1,943	2,612	1,826	1,887	1,484	1,426	675	1,891	2,340	1,470	1,414	2,225	21,193
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
<b>Total Staffing and Management Expense</b>	6,475	7,203	6,212	6,097	6,017	6,030	5,009	6,495	6,840	5,937	5,729	6,625	74,669
<b>Administrative Expenses</b>													
4025 · Insurance Claims / Deductibles	0	0	0	2,500	0	0	0	0	0	0	0	0	2,500
4027 · Property Insurance	2,343	2,343	2,343	2,343	2,343	2,343	2,338	0	968	5	3,890	3,895	25,154
4030 · Phone / Internet	157	165	159	153	149	139	149	149	149	149	149	149	1,816
4040 · Office Supplies / Printing	0	222	202	0	4	288	0	6	71	132	0	9	934
4050 · Postage	0	80	14	0	14	14	0	27	0	0	14	96	259
4060 · Office Equipment / Computer	0	178	31	100	0	30	0	0	185	0	0	0	524
4070 · Legal / Accounting / Finance	641	15	443	503	10	12	6	0	135	-289	42	0	1,518
4080 · Lakewood HOA Dues	0	0	0	0	3,966	0	0	3,966	0	0	0	0	7,932
4090 · Clubhouse / Resident Services	0	393	82	0	127	0	75	0	0	0	198	1,028	1,903
5000 · Misc. Administrative Expense	0	43	35	0	0	0	0	0	93	0	5	303	479
<b>Total Administrative Expenses</b>	3,141	3,439	3,309	5,599	6,613	2,826	2,568	4,148	1,601	-3	4,298	5,480	43,019

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<b>Contracted Services</b>													
5010 · Landscaping Contract	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,800
5020 · Tree Trimming / Removal	1,996	44	0	0	20	198	0	1,296	1,157	0	2,147	1,554	8,412
5025 · Pest Control	0	0	1,133	0	1,494	0	1,494	350	268	221	19	0	4,979
5040 · Snow Removal	1,522	0	1,915	0	0	0	0	0	0	0	0	761	4,198
5050 · Parking Lot Sweeping	0	195	0	46	46	0	46	46	46	46	46	46	563
5055 · Rain gutter cleaning	216	0	0	54	76	204	0	0	0	0	582	519	1,651
5060 · Grounds Patrol & Lockup	417	327	333	352	257	257	376	376	376	376	376	376	4,199
<b>Total Contracted Services</b>	<b>6,551</b>	<b>2,966</b>	<b>5,781</b>	<b>2,852</b>	<b>4,293</b>	<b>3,059</b>	<b>4,316</b>	<b>4,468</b>	<b>4,247</b>	<b>3,043</b>	<b>5,570</b>	<b>5,656</b>	<b>52,802</b>
<b>Property Maintenance</b>													
5090 · Grounds/Sprinklers	0	78	56	614	270	711	426	182	1,956	49	262	1,419	6,023
5095 · Pond Upkeep	0	99	2,825	740	443	50	33	122	308	0	299	76	4,995
5097 · Pool/Spa Maintenance & Supplies	1,641	308	624	943	2,080	1,924	1,665	1,407	1,070	1,173	77	781	13,693
6000 · Clubhouse Interior Repair	39	192	239	275	0	120	0	0	272	0	0	216	1,353
6010 · Building Repair Exterior	665	1,722	1,169	0	128	342	0	0	1,154	3,083	1,451	247	9,961
6020 · Maintenance Supplies & Equipmen	0	195	303	150	244	292	173	0	215	60	21	761	2,414
6030 · Cleaning / Supplies / Equipment	9	270	591	405	532	713	587	426	858	649	483	453	5,976
6040 · Misc. Property Maintenance	0	28	43	128	337	94	0	0	150	161	44	0	985
<b>Total Property Maintenance</b>	<b>2,354</b>	<b>2,892</b>	<b>5,850</b>	<b>3,255</b>	<b>4,034</b>	<b>4,246</b>	<b>2,884</b>	<b>2,137</b>	<b>5,983</b>	<b>5,175</b>	<b>2,637</b>	<b>3,953</b>	<b>45,400</b>
<b>Utilities</b>													
6050 · Electric - Common Areas	266	0	412	196	376	425	371	348	346	335	323	313	3,711
6060 · Electric - Clubhouse / Pool	550	634	632	617	501	828	818	793	939	686	337	427	7,762
6070 · Water	5,996	0	6,187	0	5,529	0	6,839	0	6,188	0	7,298	0	38,037
6080 · Gas	1,457	1,725	1,295	1,224	984	447	226	175	174	215	596	1,107	9,625
6090 · Sewer	5,407	4,896	5,481	5,237	5,407	6,420	6,630	6,630	6,420	7,313	7,098	7,335	74,274
7000 · Trash Removal	1,123	1,015	1,139	1,087	1,123	1,087	1,123	1,140	1,087	1,140	1,104	1,421	13,589
7010 · Cable TV	3,336	3,327	3,327	3,327	3,327	3,338	3,551	3,327	3,327	3,324	3,324	3,655	40,490
<b>Total Utilities</b>	<b>18,135</b>	<b>11,597</b>	<b>18,473</b>	<b>11,688</b>	<b>17,247</b>	<b>12,545</b>	<b>19,558</b>	<b>12,413</b>	<b>18,481</b>	<b>13,013</b>	<b>20,080</b>	<b>14,258</b>	<b>187,488</b>
<b>Total Expense</b>	<b>36,656</b>	<b>28,097</b>	<b>39,625</b>	<b>29,491</b>	<b>38,204</b>	<b>28,706</b>	<b>34,335</b>	<b>29,661</b>	<b>37,152</b>	<b>27,165</b>	<b>38,314</b>	<b>35,972</b>	<b>403,378</b>
<b>Net Ordinary Income</b>	<b>-395</b>	<b>7,731</b>	<b>-3,371</b>	<b>5,582</b>	<b>-709</b>	<b>8,847</b>	<b>1,014</b>	<b>7,770</b>	<b>-5,994</b>	<b>11,028</b>	<b>-1,421</b>	<b>2,018</b>	<b>32,100</b>

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<b>Other Income/Expense</b>													
<b>Other Expense</b>													
<b>BOARD APPROVED PROJECT</b>													
Plumbing shut off valves	0	0	0	169	682	839	407	95	878	275	375	0	3,720
Spa Repair	0	0	0	0	0	0	0	0	0	3,300	0	0	3,300
Major Plumbing Leaks	10,215	1,666	469	3,952	4,142	7,229	139	7,660	0	0	4,299	387	40,158
<b>Total BOARD APPROVED PROJECT</b>	10,215	1,666	469	4,121	4,824	8,068	546	7,755	878	3,575	4,674	387	47,178
<b>Reserve Account</b>													
Transfer to Reserve Account	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
<b>Total Reserve Account</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
<b>Total Other Expense</b>	14,215	5,666	4,469	8,121	8,824	12,068	4,546	11,755	4,878	7,575	8,674	4,387	95,178
<b>Net Other Income</b>	-14,215	-5,666	-4,469	-8,121	-8,824	-12,068	-4,546	-11,755	-4,878	-7,575	-8,674	-4,387	-95,178
<b>Net Income</b>	-14,610	2,065	-7,840	-2,539	-9,533	-3,221	-3,532	-3,985	-10,872	3,453	-10,095	-2,369	-63,078