

Woodbine Condominiums HOA Profit & Loss January through December 2019

Jan 19 Feb 19 Mar 19 Apr 19 May 19 Jun 19 Jul 19 Aug 19 Sep 19 Oct 19 Nov 19 Dec 19 TOTAL

Ordinary Income/Expense

Income

HOA Dues Income

3010 • Homeowners Dues / Garage

31,258 29,360 32,523 32,566 28,843 29,280 36,093 30,854 29,116 31,771 29,574 32,546 373,784

Total HOA Dues Income

31,258 29,360 32,523 32,566 28,843 29,280 36,093 30,854 29,116 31,771 29,574 32,546 373,784

Other Income and Reimbursements

3030 • Cable TV Reimbursement

4,875 4,552 5,108 5,011 4,451 4,530 5,562 4,860 4,618 4,919 4,546 4,992 58,024

3040 • Utility Reimbursements

1,470 1,245 1,548 1,367 1,295 1,283 1,526 1,264 1,385 1,392 1,289 1,467 16,531

3050 • Laundry / Vending Income

510 0 0 100 0 120 60 0 0 0 0 115 905

3060 • Miscellaneous Income

0 400 1,491 1,600 800 450 686 464 0 400 0 800 7,091

Total Other Income and Reimbursements

6,855 6,197 8,147 8,078 6,546 6,383 7,834 6,588 6,003 6,711 5,835 7,374 82,551

Total Income

38,113 35,557 40,670 40,644 35,389 35,663 43,927 37,442 35,119 38,482 35,409 39,920 456,335

Expense

Management/Maintenance Expense

4000 • Office Management

2,043 1,990 1,853 1,952 1,971 2,157 1,591 2,024 2,442 2,790 2,160 1,760 24,733

4010 • Maintenance Services General

1,417 1,051 1,215 2,538 1,985 2,957 2,764 2,082 1,404 1,895 2,739 2,735 24,782

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 Management/Maintenance Expense

5,960 5,541 5,568 6,990 6,456 7,614 6,855 6,606 6,346 7,185 7,399 6,995 79,515

Administrative Expenses

4027 • Property Insurance

1,948 1,943 1,963 1,948 1,948 1,948 1,948 1,948 2,916 0 0 2,180 20,690

4030 • Phone / Internet

149 149 149 149 150 149 149 217 200 203 197 195 2,056

4040 • Office Supplies / Printing

20 140 17 205 32 200 39 0 196 79 41 0 969

4050 • Postage

0 15 15 0 0 15 15 119 30 0 0 0 209

4060 • Office Equipment / Computer

210 0 0 0 0 0 0 0 0 69 0 0 279

4070 • Legal / Accounting / Finance

167 190 263 0 245 120 471 -192 680 106 110 171 2,331

4080 • Lakewood HOA Dues

0 3,966 0 0 0 0 3,966 0 0 0 0 0 7,932

4090 • Clubhouse / Resident Services

74 212 29 0 75 359 229 0 18 40 0 33 1,069

5000 • Misc. Administrative Expense

0 0 0 20 0 0 31 10 -20 83 0 0 124

Total Administrative Expenses

2,568 6,615 2,436 2,322 2,450 2,791 6,848 2,102 4,020 580 348 2,579 35,659

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	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Contracted Services													
5010 · Landscaping Contract	2,400	2,600	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
5020 · Tree Trimming / Removal	720	1,000	0	149	647	302	83	405	1,978	1,084	1,440	741	8,549
5025 · Pest Control	51	0	0	42	1,931	170	986	998	715	68	0	22	4,983
5040 · Snow Removal	742	759	1,343	-132	0	0	0	0	0	0	0	1,833	4,545
5050 · Parking Lot Sweeping	0	0	46	46	46	46	46	0	0	46	46	46	368
5055 · Rain gutter cleaning	0	435	166	534	116	554	0	54	41	0	0	0	1,900
5060 · Grounds Patrol & Lockup	376	376	376	376	376	376	376	376	376	376	376	376	4,512
Total Contracted Services	4,289	5,170	4,431	3,515	5,616	3,948	3,991	4,333	5,610	4,074	4,362	5,518	54,857
Property Maintenance													
5090 · Grounds/Sprinklers	460	81	392	478	528	382	1,175	373	1,107	773	729	971	7,449
5095 · Pond Upkeep	0	0	632	236	221	630	889	215	0	249	318	426	3,816
5097 · Pool/Spa Maintenance & Supplies	330	507	0	825	758	1,268	1,446	3,143	144	783	132	919	10,255
6000 · Clubhouse Interior Repair	162	78	520	8	46	5	0	0	11	32	96	94	1,052
6010 · Building Repair Exterior	115	0	1,561	1,473	1,485	593	1,304	900	1,489	576	1,683	1,519	12,698
6020 · Supplies & Equipment	398	160	0	189	159	189	129	146	91	11	0	54	1,526
6030 · Cleaning / Supplies / Equipment	499	704	595	601	1,024	1,996	1,645	1,244	739	559	986	609	11,201
6040 · Misc. Property Maintenance	305	0	0	15	17	-7	183	11	0	0	55	114	693
Total Property Maintenance	2,269	1,530	3,700	3,825	4,238	5,056	6,771	6,032	3,581	2,983	3,999	4,706	48,690
Taxes / Insurance													
7020 · Property Taxes	0	0	0	0	0	0	0	0	0	0	0	32	32
Total Taxes / Insurance	0	0	0	0	0	0	0	0	0	0	0	32	32

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Utilities													
6050 · Electric - Common Areas	267	244	194	195	331	332	318	368	336	324	301	275	3,485
6060 · Electric - Clubhouse / Pool	521	549	388	252	426	846	808	584	625	512	347	276	6,134
6070 · Water	6,557	0	5,566	0	5,383	0	5,339	0	6,982	0	5,920	17	35,764
6080 · Gas	1,230	1,286	1,277	1,062	785	350	338	416	294	571	833	1,090	9,532
6090 · Sewer	7,229	7,355	7,216	6,988	7,421	7,661	8,002	8,128	7,876	8,524	8,526	8,561	93,487
7000 · Trash Removal	19	1,032	1,123	1,121	1,140	1,087	1,123	1,157	1,104	1,140	1,104	1,140	12,290
7010 · Cable TV	3,489	3,489	3,489	3,489	3,377	3,601	3,489	3,601	3,489	3,498	3,928	3,917	42,856
Total Utilities	19,312	13,955	19,253	13,107	18,863	13,877	19,417	14,254	20,706	14,569	20,959	15,276	203,548
Total Expense	34,398	32,811	35,388	29,759	37,623	33,286	43,882	33,327	40,263	29,391	37,067	35,106	422,301
Net Ordinary Income	3,715	2,746	5,282	10,885	-2,234	2,377	45	4,115	-5,144	9,091	-1,658	4,814	34,034
Other Income/Expense													
Other Income													
Transfer from Reserves	0	0	0	13,363	10,648	0	11,716	0	0	3,381	0	0	39,108
Total Other Income	0	0	0	13,363	10,648	0	11,716	0	0	3,381	0	0	39,108
Other Expense													
BOARD APPROVED PROJECT													
Fire Extinguishers and Cabinets	0	0	0	0	0	0	0	0	0	4,029	120	0	4,149
Plumbing shut off valves	0	822	438	207	132	0	0	0	0	0	0	0	1,599
Spa Resurfacing	0	0	0	0	1,041	0	0	0	0	0	0	0	1,041
New Treadmill	0	0	0	0	3,445	0	0	0	0	0	0	0	3,445
Major Plumbing Leaks	0	1,562	1,298	4,675	10,442	575	528	0	0	0	0	0	19,080
Spa & Pool New Heaters	0	0	0	0	0	0	11,716	0	0	0	0	0	11,716
Total BOARD APPROVED PROJECT	0	2,384	1,736	4,882	15,060	575	12,244	0	0	4,029	120	0	41,030

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Profit & Loss
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	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Reserve Account													
Transfer to Reserve Account	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	0	0	40,000
Total Reserve Account	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	0	0	40,000
Total Other Expense	4,000	6,384	5,736	8,882	19,060	4,575	16,244	4,000	4,000	8,029	120	0	81,030
Net Other Income	-4,000	-6,384	-5,736	4,481	-8,412	-4,575	-4,528	-4,000	-4,000	-4,648	-120	0	-41,922
Net Income	-285	-3,638	-454	15,366	-10,646	-2,198	-4,483	115	-9,144	4,443	-1,778	4,814	-7,888