

**Woodbine Condominiums HOA**  
**Profit & Loss**  
 January through December 2021

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
<b>HOA Dues Income</b>													
3010 - Homeowners Dues / Garage	45,401	44,891	46,476	47,106	44,571	46,752	45,466	48,510	50,435	47,054	47,373	49,757	563,792
<b>Total HOA Dues Income</b>	<b>45,401</b>	<b>44,891</b>	<b>46,476</b>	<b>47,106</b>	<b>44,571</b>	<b>46,752</b>	<b>45,466</b>	<b>48,510</b>	<b>50,435</b>	<b>47,054</b>	<b>47,373</b>	<b>49,757</b>	<b>563,792</b>
<b>Other Income and Reimbursements</b>													
3015 - Vending	0	0	0	0	0	0	0	0	0	0	0	287	287
3060 - Miscellaneous Income	0	0	0	800	400	0	0	400	400	400	0	550	2,950
<b>Total Other Income and Reimbursements</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>800</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>0</b>	<b>837</b>	<b>3,237</b>
<b>Total Income</b>	<b>45,401</b>	<b>44,891</b>	<b>46,476</b>	<b>47,906</b>	<b>44,971</b>	<b>46,752</b>	<b>45,466</b>	<b>48,910</b>	<b>50,835</b>	<b>47,454</b>	<b>47,373</b>	<b>50,594</b>	<b>567,029</b>
<b>Expense</b>													
<b>Management/Maintenance Expense</b>													
4000 - Office Management	3,808	1,620	0	3,580	3,255	3,444	3,008	2,058	1,491	1,475	1,502	2,247	27,488
4010 - Maintenance Services General	3,800	1,023	0	693	2,852	891	2,030	2,121	1,507	1,826	1,113	4,532	22,388
4020 - Property Management Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
<b>Total Management/Maintenance Expense</b>	<b>11,108</b>	<b>6,143</b>	<b>3,500</b>	<b>7,773</b>	<b>9,607</b>	<b>7,835</b>	<b>8,538</b>	<b>7,679</b>	<b>6,498</b>	<b>6,801</b>	<b>6,115</b>	<b>10,279</b>	<b>91,876</b>
<b>Administrative Expenses</b>													
4027 - Property Insurance	253	2,220	4,454	2,220	2,222	2,222	3	2,222	1,054	2,135	2,145	2,155	23,305
4030 - Phone / Internet	50	50	369	592	378	50	378	50	50	50	151	291	2,459
4040 - Office Supplies / Printing	0	19	0	0	0	0	0	170	0	0	0	242	431
4050 - Postage	0	27	0	0	0	2	0	18	30	45	0	134	256
4070 - Legal / Accounting / Finance	40	40	40	0	40	0	0	-71	828	575	40	75	1,607
4080 - Lakewood HOA Dues	3,966	0	0	0	0	0	3,966	0	0	0	0	0	7,932
4090 - Clubhouse / Resident Services	0	41	0	0	0	273	0	25	11	121	0	390	861
5000 - Misc. Administrative Expense	0	0	0	0	0	0	0	1	0	269	87	0	357
5006 - Interest Pay on Replumbing Loan	1,680	1,775	1,553	1,553	2,000	1,720	1,664	1,720	8,390	8,390	8,390	8,390	47,225
5007 - Replumbing Building C	0	5,000	5,000	5,000	5,000	5,000	5,000	4,442	0	0	0	0	34,442
<b>Total Administrative Expenses</b>	<b>5,989</b>	<b>9,172</b>	<b>11,416</b>	<b>9,365</b>	<b>9,640</b>	<b>9,267</b>	<b>11,011</b>	<b>8,577</b>	<b>10,363</b>	<b>11,585</b>	<b>10,813</b>	<b>11,677</b>	<b>118,875</b>

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<b>Contracted Services</b>													
5010 - Landscaping Contract	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	0	28,325
5020 - Tree Trimming / Removal	4,419	78	8	0	0	0	0	294	1,518	62	0	46	6,425
5025 - Pest Control	0	0	0	0	0	2,016	1,379	1,988	43	0	0	0	5,426
5040 - Snow Removal	944	0	248	800	400	0	0	0	0	0	0	4,268	6,660
5050 - Parking Lot Sweeping	0	0	0	46	92	46	92	0	92	0	0	46	414
5055 - Rain gutter cleaning	0	0	314	571	0	0	284	189	1,138	74	552	574	3,696
5060 - Grounds Patrol & Lockup	376	0	376	376	376	376	376	376	376	376	376	376	4,136
<b>Total Contracted Services</b>	<b>8,314</b>	<b>2,653</b>	<b>3,521</b>	<b>4,368</b>	<b>3,443</b>	<b>5,013</b>	<b>4,706</b>	<b>5,422</b>	<b>5,742</b>	<b>3,087</b>	<b>3,503</b>	<b>5,310</b>	<b>55,082</b>
<b>Property Maintenance</b>													
5090 - Grounds/Sprinklers	1,791	363	780	937	550	1,712	2,935	2,362	689	170	92	644	13,025
5095 - Pond Upkeep	0	0	0	284	429	396	231	0	0	0	0	0	1,340
5097 - Pool/Spa Maintenance & Supplies	320	0	1,946	132	2,614	312	616	1,013	3,562	109	0	78	10,702
6000 - Clubhouse Interior Repair	0	0	170	132	15	81	66	162	25	0	0	0	651
6010 - Building Repair Exterior	677	0	23	504	209	858	0	0	1,316	688	273	0	4,548
6025 - Maintenance Supplies & Equipmen	0	0	161	0	401	533	42	256	74	343	0	266	2,076
6027 - Misc. Property Maintenance	0	0	0	0	0	0	0	354	40	0	0	0	394
6030 - Cleaning / Supplies / Equipment	1,295	495	746	1,187	1,188	1,141	672	1,512	785	1,157	920	1,848	12,946
<b>Total Property Maintenance</b>	<b>4,083</b>	<b>858</b>	<b>3,826</b>	<b>3,176</b>	<b>5,406</b>	<b>5,033</b>	<b>4,562</b>	<b>5,659</b>	<b>6,491</b>	<b>2,467</b>	<b>1,285</b>	<b>2,836</b>	<b>45,682</b>
<b>Taxes / Insurance</b>													
7020 - Property Taxes	0	0	0	0	0	0	11	0	0	0	0	16	27
<b>Total Taxes / Insurance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>27</b>

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<b>Utilities</b>													
6050 - Electric - Common Areas	258	333	807	536	569	583	314	690	128	233	233	150	4,834
6060 - Electric - Clubhouse / Pool	310	314	278	293	831	357	282	471	529	153	153	294	4,265
6070 - Water	3,209	0	2,606	322	0	5,954	3,957	0	3,755	0	3,334	0	23,137
6080 - Gas	1,529	1,684	1,211	0	0	3,257	257	319	507	591	0	970	10,325
6090 - Sewer	7,075	6,405	5,883	0	13,838	2,704	16,061	7,259	7,259	0	12,842	0	79,326
7000 - Trash Removal	1,123	1,015	1,226	1,116	0	0	987	1,434	1,114	0	2,613	0	10,628
7010 - Cable TV	4,261	4,249	4,247	4,273	4,256	4,289	4,258	4,226	4,289	4,273	0	0	42,621
<b>Total Utilities</b>	<b>17,765</b>	<b>14,000</b>	<b>16,258</b>	<b>6,540</b>	<b>19,494</b>	<b>17,144</b>	<b>26,116</b>	<b>14,399</b>	<b>17,581</b>	<b>5,250</b>	<b>19,175</b>	<b>1,414</b>	<b>175,136</b>
<b>Total Expense</b>	<b>47,259</b>	<b>32,826</b>	<b>38,521</b>	<b>31,222</b>	<b>47,590</b>	<b>44,292</b>	<b>54,944</b>	<b>41,736</b>	<b>46,675</b>	<b>29,190</b>	<b>40,891</b>	<b>31,532</b>	<b>486,678</b>
<b>Net Ordinary Income</b>	<b>-1,858</b>	<b>12,065</b>	<b>7,955</b>	<b>16,684</b>	<b>-2,619</b>	<b>2,460</b>	<b>-9,478</b>	<b>7,174</b>	<b>4,160</b>	<b>18,264</b>	<b>6,482</b>	<b>19,062</b>	<b>80,351</b>
<b>Other Income/Expense</b>													
<b>Other Expense</b>													
Gazebos	0	0	0	0	0	1,614	5,486	0	1,332	0	0	0	8,432
Hillside Tree Trimming	0	0	0	2,475	899	2,423	1,754	238	0	0	0	0	7,789
Reserve Account													
Transfer to Reserve Account	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
<b>Total Reserve Account</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>60,000</b>
<b>Total Other Expense</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>7,475</b>	<b>5,899</b>	<b>9,037</b>	<b>12,240</b>	<b>5,238</b>	<b>6,332</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>76,221</b>
<b>Net Other Income</b>	<b>-5,000</b>	<b>-5,000</b>	<b>-5,000</b>	<b>-7,475</b>	<b>-5,899</b>	<b>-9,037</b>	<b>-12,240</b>	<b>-5,238</b>	<b>-6,332</b>	<b>-5,000</b>	<b>-5,000</b>	<b>-5,000</b>	<b>-76,221</b>
<b>Net Income</b>	<b>-6,858</b>	<b>7,065</b>	<b>2,955</b>	<b>9,209</b>	<b>-8,518</b>	<b>-6,577</b>	<b>-21,718</b>	<b>1,936</b>	<b>-2,172</b>	<b>13,264</b>	<b>1,482</b>	<b>14,062</b>	<b>4,130</b>