

Woodbine Condominiums HOA

Profit & Loss

January through December 2013

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	TOTAL
Ordinary Income/Expense													
Income													
HOA Dues Income													
3010 - Homeowners Dues / Garage	24,980	30,558	34,558	28,491	24,829	27,584	24,799	25,464	24,737	25,600	22,742	25,157	319,499
Total HOA Dues Income	24,980	30,558	34,558	28,491	24,829	27,584	24,799	25,464	24,737	25,600	22,742	25,157	319,499
Other Income and Reimbursements													
3030 - Cable TV Reimbursement	4,125	5,300	5,572	4,739	4,121	4,596	4,104	4,207	4,122	4,260	3,796	4,211	53,153
3040 - Utility Reimbursements	1,311	1,614	2,163	1,534	1,346	1,611	1,345	1,365	1,306	1,365	1,192	1,491	17,643
3050 - Laundry / Vending Income	82	0	50	0	21	0	10	0	0	0	12	0	175
3060 - Miscellaneous Income	675	27	201	0	2,025	600	0	75	345	0	0	850	4,798
Total Other Income and Reimbursements	6,193	6,941	7,986	6,273	7,513	6,807	5,459	5,647	5,773	5,625	5,000	6,552	75,769
Total Income	31,173	37,499	42,544	34,764	32,342	34,391	30,258	31,111	30,510	31,225	27,742	31,709	395,268
Expense													
Staffing and Management Expense													
4000 - Office Management	1,221	1,821	1,604	1,696	1,728	1,840	1,560	1,774	2,049	2,431	2,151	1,760	21,635
4010 - Maintenance Services	1,074	1,088	2,550	1,378	1,965	2,440	2,122	1,933	3,023	1,609	1,614	2,679	23,475
4020 - Property Management Fees	1,800	1,800	1,800	1,800	1,800	1,800	1,800	2,500	2,500	2,500	2,500	2,500	25,100
Total Staffing and Management Expense	4,095	4,709	5,954	4,874	5,493	6,080	5,482	6,207	7,572	6,540	6,265	6,939	70,210
Administrative Expenses													
4030 - Phone / Internet	54	64	214	109	110	109	109	111	110	110	112	109	1,321
4040 - Office Supplies / Printing	45	213	0	98	0	0	217	50	0	6	0	0	629
4050 - Postage	0	324	25	9	0	51	47	13	25	0	0	25	519
4060 - Office Equipment / Computer	0	0	75	0	0	0	0	0	0	0	0	0	75
4070 - Legal / Accounting / Finance	445	-492	45	50	275	3	108	173	324	44	3	32	1,010
4080 - Lakewood HOA Dues	0	0	0	0	0	3,097	0	0	0	0	0	3,097	6,194
4090 - Clubhouse / Resident Services	2	0	59	48	47	64	42	44	0	0	191	0	497
5000 - Misc. Administrative Expense	0	147	0	0	0	4	198	0	0	20	0	0	369
Total Administrative Expenses	546	256	418	314	432	3,328	721	391	459	180	306	3,263	10,614

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Contracted Services													
5010 · Landscaping Contract	0	0	0	2,115	2,115	2,115	2,180	2,115	2,265	2,115	2,195	2,115	19,330
5020 · Tree Trimming / Removal	2,400	0	0	0	950	500	20	0	0	0	2,100	0	5,970
5025 · Pest Control	0	0	0	0	0	32	1,441	273	225	225	0	450	2,646
5030 · Pool/Spa Maintenance & Supplies	0	0	0	387	796	1,433	1,065	973	1,364	1,329	1,442	57	8,846
5035 · Pool / Spa Repairs	0	0	0	945	1,818	1,527	1,732	406	995	0	101	628	8,152
5040 · Snow Removal	1,654	2,494	1,874	0	0	0	0	0	0	0	0	762	6,784
5050 · Parking Lot Sweeping	0	0	46	46	46	46	46	0	46	46	46	0	368
5060 · Grounds Patrol & Lockup	252	228	308	324	473	324	324	324	324	308	324	333	3,846
5075 · Fire Extinguisher Annual Serv	0	0	0	0	0	0	0	0	0	10	0	0	10
Total Contracted Services	4,306	2,722	2,228	3,817	6,198	5,977	6,808	4,091	5,219	4,033	6,208	4,345	55,952
Property Maintenance													
5090 · Grounds/Sprinklers	0	124	1,596	1,692	2,053	1,089	915	414	75	158	72	0	8,188
5095 · Pond Upkeep	226	56	161	0	546	67	437	1,877	856	432	756	108	5,522
6000 · Clubhouse Interior Repair	228	23	827	48	228	315	144	20	291	8	210	337	2,679
6010 · Building Repair Exterior	0	0	38	0	0	0	39	0	27	203	233	0	540
6020 · Maintenance Supplies & Equipmen	229	92	28	30	254	33	440	0	93	17	0	0	1,216
6030 · Cleaning / Supplies / Equipment	70	0	0	81	19	52	115	171	190	37	19	0	754
6040 · Misc. Property Maintenance	0	73	0	30	456	654	674	116	113	96	58	158	2,428
Total Property Maintenance	753	368	2,650	1,881	3,556	2,210	2,764	2,598	1,645	951	1,348	603	21,327
Taxes / Insurance													
7030 · Property Insurance	2,145	2,145	2,504	2,145	2,145	2,499	2,145	2,145	2,145	2,145	2,145	2,145	26,453
Total Taxes / Insurance	2,145	2,145	2,504	2,145	2,145	2,499	2,145	2,145	2,145	2,145	2,145	2,145	26,453

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Utilities													
6050 - Electric - Common Areas	154	376	280	247	246	218	-152	388	368	443	446	498	3,512
6060 - Electric - Clubhouse / Pool	402	618	494	351	280	954	1,483	1,441	1,410	1,529	1,203	602	10,767
6070 - Water	3,160	233	3,495	134	4,477	0	4,365	0	4,472	0	5,070	0	25,406
6080 - Gas	1,060	1,838	1,972	1,319	994	523	341	207	216	266	948	1,867	11,551
6090 - Sewer	2,183	3,338	2,234	2,109	2,176	2,109	2,176	2,176	2,141	2,282	2,245	2,282	27,451
7000 - Trash Removal	1,286	145	1,311	1,268	1,345	1,359	1,348	1,348	1,324	1,375	1,350	1,375	14,834
7010 - Cable TV	4,175	1,538	2,743	2,725	2,725	2,725	2,803	2,774	2,774	2,774	2,774	2,613	33,143
Total Utilities	12,420	8,086	12,529	8,153	12,243	7,888	12,364	8,334	12,705	8,669	14,036	9,237	126,664
Total Expense	24,265	18,286	26,283	21,184	30,067	27,982	30,284	23,766	29,745	22,518	30,308	26,532	311,220
Net Ordinary Income	6,908	19,213	16,261	13,580	2,275	6,409	-26	7,345	765	8,707	-2,566	5,177	84,048
Other Income/Expense													
Other Expense													
CAPITAL EXPENSES													
Asphalt Sealing and Striping	0	0	0	0	0	0	0	23,380	0	0	0	0	23,380
Building Signage	247	4,177	94	0	0	345	17	0	0	0	0	0	4,880
Carpport Repairs	0	0	0	0	0	180	0	0	0	53	61	0	294
Clean Gutters	0	501	272	142	190	2,769	326	0	0	20	0	0	4,220
Clubhouse Furniture / Repairs	0	0	0	0	812	84	0	576	0	0	0	0	1,472
Sidewalk Drainage / Downspout	0	0	0	0	0	0	0	0	30	377	371	227	1,005
Dryer Vent Cleaning	0	0	3,476	0	32	0	0	0	0	0	0	0	3,508
Exterior Lighting - Pool/Flags	0	0	0	0	0	0	0	60	0	0	0	0	60
Exterior Structural Repairs	0	0	0	0	0	68	4,609	1,680	649	24	19	0	7,049
Gutter Covers	0	0	0	0	2,580	60	0	0	0	0	0	0	2,640
Pond Drain and Dredge	0	0	0	3,077	5,523	91	0	0	0	0	0	0	8,691
Pool Area Deck Repairs	0	0	0	0	0	72	0	0	0	0	150	0	222
Pool Cover	0	0	0	0	0	0	0	0	1,435	0	1,832	0	3,267
Sidewalk trip hazards	1,543	1,094	2,005	1,146	529	329	0	72	0	0	0	0	6,718
Spa Repair	821	1,737	375	2,465	2,819	0	0	0	0	0	0	2,500	10,717
Total CAPITAL EXPENSES	2,611	7,509	6,222	6,830	12,485	3,998	4,952	25,768	2,114	474	2,433	2,727	78,123

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Reserve Account													
Transfer to Reserve Account	3,534	3,534	3,534	3,534	3,534	3,534	3,534	-18,466	-6,466	3,534	8,534	3,534	15,408
Total Reserve Account	3,534	3,534	3,534	3,534	3,534	3,534	3,534	-18,466	-6,466	3,534	8,534	3,534	15,408
Total Other Expense	6,145	11,043	9,756	10,364	16,019	7,532	8,486	7,302	-4,352	4,008	10,967	6,261	93,531
Net Other Income	-6,145	-11,043	-9,756	-10,364	-16,019	-7,532	-8,486	-7,302	4,352	-4,008	-10,967	-6,261	-93,531
Net Income	763	8,170	6,505	3,216	-13,744	-1,123	-8,512	43	5,117	4,699	-13,533	-1,084	-9,483