

Woodstream Falls Condominium Assoc.

Profit & Loss

February 2014
Feb 14

Ordinary Income/Expense

Income

HOA Fee Income	175,710.00
Laundry Income	429.61
Mailbox Keys	60.00
Rental Income	3,334.00
Transfer Fee	400.00
Working Capital	300.00
Total Income	180,233.61

Gross Profit

180,233.61 <- we collected roughly extra 30K.. I think that

Expense

Reconciliation Discrepancies	2,146.20
Administrative	
Administrative Labor	3,039.56
Bank Fees	458.80
Computer and Internet Expenses	693.96
Telephone Expense	52.40
Total Administrative	4,244.72

Insurance Expense	5,925.16
Meals and Entertainment	59.89
Postage and Delivery	569.17

Professional Fees

Accountant	16,500.00 <- this check is being held.
Legal Fees	1,467.93
Total Professional Fees	17,967.93

Rentals Expense (Owned by WFA)

Rental HOA Fees	1,808.00
Rental Repairs	3,000.00 <- many reimbursement from 2012.
Total Rentals Expense (Owned by WFA)	4,808.00

Repairs and Maintenance

Inspections	527.00
Boiler & Chiller Repairs	2,030.58
Domestic Hot Water Repair	4,000.00
Fuel	6.15
HVAC Repairs	28,293.10 <- includes total plumbing payoff
Landscape Maintenance	11,135.23 <- includes allphase payoff
Maintenance Labor	16,126.82
Plumbing	542.68
Snow Removal	934.54
Supplies Maintenance	1,535.43

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Total Repairs and Maintenance	<u>65,131.53</u>	<- this is higher than we want. Includes Total
Security Patrol & Alarm Svc	6,992.00	
Utilities		
Cable TV	16,516.08	
Electricity & Gas	37,079.50	<- lower than usual electric bill
Trash Removal	2,536.00	
Water & Sewer	15,911.52	
Total Utilities	<u>72,043.10</u>	
Total Expense	<u>179,887.70</u>	
Net Ordinary Income	<u>345.91</u>	
Net Income	<u><u>345.91</u></u>	

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t was short from last month.

11:56 PM
03/01/14
Cash Basis

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Plumbing payoff