

Woodstream Falls Condominium Assoc.

Profit & Loss

August 2014
Aug 14

Ordinary Income/Expense

Income

Pool Keys	30.00
Parking Income	230.00
HOA Fee Income	145,942.00
Mailbox Keys	30.00
Rental Income	2,020.00
Transfer Fee	250.00
Working Capital	200.00
Total Income	<u>148,702.00</u> <- Still low.

Gross Profit 148,702.00

Expense

Reconciliation Discrepancies	22.00
Pool maintenance	433.30
Administrative	
Administrative Labor	2,360.50
Computer and Internet Expenses	288.87
Print, Copy, Mailing	89.99
Telephone Expense	19.05
Total Administrative	<u>2,758.41</u>

Insurance Expense	9,719.00
Landscaping and Groundskeeping	3,923.25
Meals and Entertainment	40.99
Professional Fees	
Accountant	7,000.00
Legal Fees	450.00
Total Professional Fees	<u>7,450.00</u>

Rentals Expense (Owned by WFA)

Rental HOA Fees	1,808.00
Total Rentals Expense (Owned by WFA)	<u>1,808.00</u>

Repairs and Maintenance

Boiler & Chiller Repairs	350.00
Lighting	359.88
Maintenance Labor	15,330.65
Pest Control	89.00
Plumbing	10,475.00
Total Repairs and Maintenance	<u>26,604.53</u>

Utilities

Cable TV	16,353.32
Electricity & Gas	34,337.00

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Water & Sewer	<u>11,320.60</u>	<- good
Total Utilities	<u>62,010.92</u>	
Total Expense	<u>114,770.40</u>	
Net Ordinary Income	33,931.60	
Other Income/Expense		
Other Expense		
Reserve Expenses		
Boiler Replacement	<u>9,283.46</u>	<- spare heat exchanger
Total Reserve Expenses	<u>9,283.46</u>	for Domestic Hotwater
Total Other Expense	<u>9,283.46</u>	
Net Other Income	<u>-9,283.46</u>	
Net Income	<u><u>24,648.14</u></u>	