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06/07/13

Accrual Basis

Woodstream Falls Condominium Assoc.
Profit & Loss
April 2013

	<u>Apr 13</u>
Ordinary Income/Expense	
Income	
Parking Income	100.00
HOA Fee Income	183,670.00
Late Fee Income	270.00
Laundry Income	535.66
Mailbox Keys	60.00
Rental Income	4,826.00
Working Capital	300.00
Total Income	<u>189,761.66</u>
Gross Profit	189,761.66
Expense	
Debit/Adjustment	276.00
Administrative	
Bank Fees	385.15
Computer and Internet Expenses	454.09
Misc Expenses	115.00
Office Supplies	59.07
Print, Copy, Mailing	123.43
Administrative - Other	-50.00
Total Administrative	1,086.74
Insurance Expense	7,264.98
Landscaping and Groundskeeping	
Tree Trimming and Cutting	5,610.00
Total Landscaping and Groundskeeping	5,610.00
Miscellaneous Expense	110.00
Professional Fees	
Legal Fees	13,975.00
Maintenance Management	3,200.00
Management Expense	9,400.00
Total Professional Fees	<u>26,575.00</u>
Rentals Expense (Owned by WFA)	
Rental HOA Fees	-1,374.00
Total Rentals Expense (Owned by WFA)	<u>-1,374.00</u>

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Repairs and Maintenance	
Bldg & Grounds Maintenance	1,350.68
Boiler & Chiller Repairs	34,605.64
Fuel	40.00
HVAC Repairs	23,186.00
Landscape Maintenance	6,645.15
Maintenance Labor	7,843.63
Plumbing	4,390.00
Repairs and Maintenance - Other	1,350.00
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Total Repairs and Maintenance	79,411.10
Security Patrol & Alarm Svc	7,107.00
Utilities	
Cable TV	15,954.86
Electricity & Gas	50,539.73
Trash Removal	5,971.02
Water & Sewer	14,676.76
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Total Utilities	87,142.37
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Total Expense	213,209.19
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Net Ordinary Income	-23,447.53
Other Income/Expense	
Other Income	
Finance Charge Income	1,036.59
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Total Other Income	1,036.59
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Net Other Income	1,036.59
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Net Income	-22,410.94
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