

Woodstream Falls Condominium Assoc.
Profit & Loss

July 2016

Jul 16

Ordinary Income/Expense

Income

Maintenance Reimbursement	150.00
Pool Keys	240.00
Parking Income	400.00
HOA Fee Income	176,162.00
Late Fee Income	30.00
Laundry Income	548.19
Mailbox Keys	60.00
Rental Income	7,933.00
Transfer Fee	875.00
Working Capital	600.00

Total Income 186,998.19

Gross Profit 186,998.19

Expense

Water Treatment Service	350.00
Pool maintenance	1,792.00
Administrative	
Administrative Labor	9,823.95
Bank Fees	388.95
Communications	239.24
Computer and Internet Expenses	326.31
Misc Expenses	25.00
Office Supplies	78.15
Telephone Expense	271.11

Total Administrative 11,152.71

Automobile Expense 958.12

Insurance Expense 10,834.11

Landscaping and Groundskeeping 2,400.00

Meals and Entertainment 162.67

Professional Fees

Sheriff/Police	5,000.00
Accountant	7,093.75
Legal Fees	10,282.07

Total Professional Fees 22,375.82

Rentals Expense (Owned by WFA)

Rental HOA Fees 1,808.00

Total Rentals Expense (Owned by WFA) 1,808.00

Repairs and Maintenance

Boiler & Chiller Repairs	2,041.41
Domestic Hot Water Repair	13,600.00
HVAC Repairs	21,250.00
Irrigation	707.84
Landscape Maintenance	2,012.50
Maintenance Labor	8,349.58

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Plumbing	5,579.00
Supplies Maintenance	411.58
Repairs and Maintenance - Other	<u>3,280.00</u>
Total Repairs and Maintenance	57,231.91
Utilities	
Cable TV	17,004.10
Electricity & Gas	29,558.51
Trash Removal	2,341.00
Water & Sewer	<u>19,865.59</u>
Total Utilities	68,769.20
Total Expense	<u>177,834.54</u>
Net Ordinary Income	9,163.65
Other Income/Expense	
Other Income	
Finance Charge Income	<u>452.50</u>
Total Other Income	452.50
Other Expense	
Reserve Expenses	
Roofing	<u>46,449.55</u>
Total Reserve Expenses	<u>46,449.55</u>
Total Other Expense	<u>46,449.55</u>
Net Other Income	<u>-45,997.05</u>
Net Income	<u><u>-36,833.40</u></u>