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10/29/18

Accrual Basis

**Woodstream Falls Condo Assoc**  
**Profit & Loss**  
**September 2018**

	<u>Sep 18</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Assessments	186,523.00
4200 · Interest/late fee income	1,274.43
4225 · Working capital income	200.00
4235 · Parking income	766.66
4240 · Mailbox keys income	120.00
4245 · Other income	625.00
4250 · Transfer fee income	650.00
4275 · Rental Income	12,706.00
4300 · Laundry income	205.63
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<b>Total Income</b>	203,070.72
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<b>Gross Profit</b>	203,070.72
<b>Expense</b>	
5000 · Administrative	
5015 · Legal fees	13,923.50
5030 · Contract labor - Office	574.00
5032 · Postage and delivery exp	0.00
5037 · Printing and copying exp	278.00
5040 · Office supplies exp	199.13
5042 · Miscellaneous exp	113.15
5045 · Telephone exp	554.12
5050 · Computer and internet exp	539.45
5100 · Bank fees	391.04
5125 · License & permits exp	20.80
5300 · Insurance exp	1,517.60
5400 · Transfer to reserves	24,000.00
5500 · Payroll - salaries	17,938.00
5525 · Payroll taxes	1,372.24
5530 · Payroll admin exp	280.78
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<b>Total 5000 · Administrative</b>	61,701.81
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6000 · Landscaping and Grounds	
6010 · Landscape maintenance	4,360.00
6020 · Irrigation exp	1,964.40
6025 · Landscape improvements	1,955.00
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<b>Total 6000 · Landscaping and Grounds</b>	8,279.40
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6200 · General operations	
6260 · Security Patrol & Alarm service	5,000.00
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<b>Total 6200 · General operations</b>	5,000.00

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6300 · Pool & clubhouse exp	
6320 · Pool maintenance & repairs	1,210.86
<b>Total 6300 · Pool &amp; clubhouse exp</b>	<b>1,210.86</b>
6400 · Building repairs & maintenance	
6405 · Roof repairs	40,400.00
6407 · Building Rep - Painting Project	26,774.00
6410 · Building repairs - general	-160.00
6415 · Maintenance supplies	3,114.02
6420 · Plumbing	13,650.00
6450 · Boiler & chiller repairs	8,619.94
<b>Total 6400 · Building repairs &amp; maintenance</b>	<b>92,397.96</b>
6500 · Other repairs and maintenance	
6515 · Fuel exp	150.00
6540 · Contract labor - Maintenance	16,133.52
<b>Total 6500 · Other repairs and maintenance</b>	<b>16,283.52</b>
6900 · Rentals Expense	
6930 · Rentals - HOA assessments	3,644.00
6970 · Exp allocated to rental units	428.04
<b>Total 6900 · Rentals Expense</b>	<b>4,072.04</b>
8000 · Utilities	
8010 · Electricity & Gas exp	31,932.54
8015 · Water & sewer exp	36,525.14
8030 · Trash removal	2,489.00
<b>Total 8000 · Utilities</b>	<b>70,946.68</b>
<b>Total Expense</b>	<b>259,892.27</b>
<b>Net Ordinary Income</b>	<b>-56,821.55</b>
Other Income/Expense	
Other Income	
9000 · Reserve Transfers	24,000.00
9100 · Reserves Interest Income	87.56
<b>Total Other Income</b>	<b>24,087.56</b>

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<b>Other Expense</b>	
9200 · Reserve expenses	
9210 · Reserve exp - paving	26,000.00
<b>Total 9200 · Reserve expenses</b>	<u>26,000.00</u>
<b>Total Other Expense</b>	<u>26,000.00</u>
<b>Net Other Income</b>	<u>-1,912.44</u>
<b>Net Income</b>	<u><u>-58,733.99</u></u>