

Woodstream Falls Condo Assoc

Profit & Loss

April 2019

05/31/19

Accrual Basis

| | <u>Apr 19</u> |
|--|---------------|
| Ordinary Income/Expense | |
| Income | |
| 4000 · Assessments | 205,197.85 |
| 4200 · Interest/late fee income | 2,321.51 |
| 4225 · Working capital income | 100.00 |
| 4230 · Pool key income | 60.00 |
| 4235 · Parking income | 316.66 |
| 4240 · Mailbox keys income | 60.00 |
| 4245 · Other income | 900.00 |
| 4250 · Transfer fee income | 325.00 |
| 4275 · Rental Income | 13,101.00 |
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| Total Income | 222,382.02 |
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| Gross Profit | 222,382.02 |
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| Expense | |
| 5000 · Administrative | |
| 5005 · Accounting exp | 500.00 |
| 5010 · Engineering exp | 1,062.38 |
| 5015 · Legal fees | 10,447.10 |
| 5032 · Postage and delivery exp | 336.56 |
| 5037 · Printing and copying exp | 117.62 |
| 5040 · Office supplies exp | 489.39 |
| 5042 · Miscellaneous exp | 179.26 |
| 5045 · Telephone exp | 415.47 |
| 5050 · Computer and internet exp | 830.24 |
| 5100 · Bank fees | 373.41 |
| 5125 · License & permits exp | 10.00 |
| 5300 · Insurance exp | 38,443.92 |
| 5400 · Transfer to reserves | 24,000.00 |
| 5500 · Payroll - salaries | 21,187.50 |
| 5525 · Payroll taxes | 1,889.69 |
| 5530 · Payroll admin exp | 300.54 |
| 5540 · Federal income tax | 2,098.00 |
| 5542 · State income tax | 339.00 |
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| Total 5000 · Administrative | 103,020.08 |
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| 6000 · Landscaping and Grounds | |
| 6025 · Landscape improvements | 2,275.50 |
| 6030 · Tree removal & maintenance | 3,985.00 |
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| Total 6000 · Landscaping and Grounds | 6,260.50 |
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| 6200 · General operations | |
| 6260 · Security Patrol & Alarm service | 5,000.00 |
| 6285 · Snow removal | 300.00 |
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| Total 6200 · General operations | 5,300.00 |
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| 6300 · Pool & clubhouse exp | |
| 6320 · Pool maintenance & repairs | 1,690.00 |
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| Total 6300 · Pool & clubhouse exp | 1,690.00 |
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| 6400 · Building repairs & maintenance | |
| 6415 · Maintenance supplies | 1,924.87 |
| 6450 · Boiler & chiller repairs | 2,690.76 |
| 6454 · Domestic Hot Water Repair | 6,460.00 |
| 6480 · Equip Sales Tax | 223.60 |
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| Total 6400 · Building repairs & maintenance | 11,299.23 |

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| 6500 · Other repairs and maintenance | |
| 6505 · Lighting | 671.00 |
| 6515 · Fuel exp | 45.00 |
| 6530 · Locks & keys | 227.44 |
| 6540 · Contract labor - Maintenance | 8,049.62 |
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| Total 6500 · Other repairs and maintenance | 8,993.06 |
| 6900 · Rentals Expense | |
| 6930 · Rentals - HOA assessments | 4,010.00 |
| 6940 · Rentals - repairs & maintenance | 197.45 |
| 6945 · Rentals - cleaning | 267.50 |
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| Total 6900 · Rentals Expense | 4,474.95 |
| 8000 · Utilities | |
| 8010 · Electricity & Gas exp | 52,456.93 |
| 8015 · Water & sewer exp | 40,965.57 |
| 8030 · Trash removal | 2,635.00 |
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| Total 8000 · Utilities | 96,057.50 |
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| Total Expense | 237,095.32 |
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| Net Ordinary Income | -14,713.30 |
| Other Income/Expense | |
| Other Income | |
| 9000 · Reserve Transfers | 24,000.00 |
| 9100 · Reserves Interest Income | 195.77 |
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| Total Other Income | 24,195.77 |
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| Net Other Income | 24,195.77 |
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| Net Income | <u><u>9,482.47</u></u> |