

Woodstream Falls Condominium Assoc.
Profit & Loss
 January through December 2012

	Jan - Dec 12
Ordinary Income/Expense	
Income	
Return Credit	16.47
Laundry Room	390.81
Balance payoff/ For Sale/	1,961.57
Attorney Fees	
427.00	229.18
Total Attorney Fees	229.18
Screen	175.00
Pool Keys	1,125.00
Uncategorized Income	5,588.00
Parking Income	2,550.00
HOA Fee Income	2,078,675.35
Late Fee Income	4,737.00
Laundry Income	2,560.51
Mailbox Keys	780.00
Rental Income	29,898.10
Transfer Fee	3,064.00
Working Capital	18,881.69
Total Income	2,150,632.68
Gross Profit	2,150,632.68
Expense	
Reconciliation Discrepancies	2,208.98
Office Expense	96.43
Pool maintenace	6,009.01
Debit Transfer	24,814.00
Debit/Adjustment	57,493.97
* Need to Recode	0.00
Administrative	
Contract Management	47,000.00
Bank Fees	3,445.36
Communications	203.67
Computer and Internet Expenses	
System Backups	375.00
Computer and Internet Expenses - Other	3,550.70
Total Computer and Internet Expenses	3,925.70
Misc Expenses	8,067.35
Office Supplies	6,832.09
Print, Copy, Mailing	1,896.65
Telephone Expense	3,664.04
Administrative - Other	25,480.14
Total Administrative	100,515.00
Automobile Expense	
Mileage	69.95
Automobile Expense - Other	935.00
Total Automobile Expense	1,004.95
Insurance Expense	52,050.39
Interest Expense	2,461.07
Landscaping and Groundskeeping	287.17
Licenses & Permits	44.73
Miscellaneous Expense	546.07
Postage and Delivery	270.00
Professional Fees	
Accountant	3,000.00
Legal Fees	120,947.66
Maintenance Management	48,072.67
Management Expense	28,740.47
Professional Fees - Other	51,390.00
Total Professional Fees	252,150.80

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Property Management Fees	9,400.00
Reimbursed Legal Collection Fee	57,410.79
Rentals Expense (Owned by WFA)	
Rental HOA Fees	1,195.00
Rent Mgt Fee	9,335.80
Rental Repairs	2,957.32
Taxes - Property	4,621.94
	18,110.06
Total Rentals Expense (Owned by WFA)	
Repairs and Maintenance	
Inspections	897.00
Bldg & Grounds Maintenance	22,087.49
Boiler & Chiller Repairs	67,456.37
Domestic Hot Water Repair	-2,235.69
Doors & Windows	8,101.00
Equipment Repairs	1,223.78
Fuel	1,269.34
HVAC Repairs	56,546.12
Irrigation	137.00
Landscape Maintenance	34,498.30
Lighting	16,086.06
Maintenance Labor	77,217.50
Painting	473.12
Pest Control	150.00
Pet Cleanup	6,386.34
Plumbing	19,643.00
Road Maintenance	177,066.13
Snow Removal	24,434.04
Supplies Cleaning & Janitorial	163.74
Supplies Maintenance	2,168.94
Repairs and Maintenance - Other	4,634.33
	518,403.91
Total Repairs and Maintenance	
Security Patrol & Alarm Svc	82,507.81
Utilities	
Cable TV	170,275.87
Electricity & Gas	535,449.20
Trash Removal	19,205.91
Water & Sewer	178,320.96
	903,251.94
Total Utilities	
Total Expense	2,089,037.08
Net Ordinary Income	61,595.60
Other Income/Expense	
Other Income	
Finance Charge Income	3,330.72
Insurance Proceeds Received	14,981.69
Interest Income	593.40
	18,905.81
Total Other Income	
Other Expense	
Rental Refunds for WFCA	450.00
Prior Period ADJ	876.91
Reserve Expenses	
Boiler Replacement	43,337.19
Roofing	68,989.25
Reserve Expenses - Other	-40,000.00
	72,326.44
Total Reserve Expenses	

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Accrual Basis

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Ask My Accountant	0.00
Total Other Expense	<u>73,653.35</u>
Net Other Income	<u>-54,747.54</u>
Net Income	<u><u>6,848.06</u></u>