

Woodstream Falls Condo Assoc
Balance Sheet
 As of August 31, 2017

	Aug 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Vectra - 5503	24,104.12
1050 · Reserve Vectra - 8932	39,115.67
1060 · Vectra Bank Paint Reserve -1177	34,035.30
1090 · Vectra Reserves CD - 1077	1,151,080.37
1100 · Vectra CD 6 mo - 1048	44,107.01
1180 · Vectra Reserves CD 12 mo - 3507	313,942.90
Total Checking/Savings	1,606,385.37
Accounts Receivable	
1200 · Accounts Receivable	120,329.50
1230 · Rental receivable	4,119.00
Total Accounts Receivable	124,448.50
Other Current Assets	
1215 · A/R Prior owner balances	154,115.36
1220 · A/R old rental receivables	17,375.49
1250 · Allowance for doubtful accounts	-215,000.00
1400 · Unapplied Deposits****	1,421.00
1450 · Undeposited Funds	-503.00
1500 · Due from operating	50,000.00
Total Other Current Assets	7,408.85
Total Current Assets	1,738,242.72
Fixed Assets	
1800 · Furniture and Equipment	1,187.24
1820 · Condo Units	269,816.81
1840 · Software	359.34
1890 · Accumulated Depreciation	-21,321.06
Total Fixed Assets	250,042.33
TOTAL ASSETS	1,988,285.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2130 · Deferred ins proceeds	1,151,080.37
2135 · Due to reserves	50,000.00
2145 · Tenant Security Deposits Held	17,288.00
Total Other Current Liabilities	1,218,368.37
Total Current Liabilities	1,218,368.37
Long Term Liabilities	
2160 · Deferred Mac-Gray Lease revenue	19,166.76
Total Long Term Liabilities	19,166.76
Total Liabilities	1,237,535.13
Equity	
3100 · Fund balance	43,109.56
3160 · Reserve fund balance	338,617.44
Net Income	369,022.92
Total Equity	750,749.92
TOTAL LIABILITIES & EQUITY	1,988,285.05

Woodstream Falls Condo Assoc
Profit & Loss
 September 2016 through August 2017

	Sep '16 - Aug 17
Ordinary Income/Expense	
Income	
4000 · Assessments	2,116,890.00
4200 · Interest/late fee income	851.30
4210 · Legal fees income	8,000.00
4225 · Working capital income	6,450.00
4230 · Pool key income	270.00
4235 · Parking income	2,000.00
4240 · Mailbox keys income	1,290.00
4245 · Other income	2,987.00
4250 · Transfer fee income	8,400.00
4275 · Rental Income	87,250.00
4300 · Laundry income	3,172.15
4500 · Recog deferred ins proceeds	477,307.04
Total Income	2,714,867.49
Gross Profit	2,714,867.49
Expense	
5000 · Administrative	
5005 · Accounting exp	28,568.75
5010 · Engineering exp	6,750.00
5015 · Legal fees	195,246.52
5030 · Contract labor - Office	123,152.08
5032 · Postage and delivery exp	18.77
5037 · Printing and copying exp	2,055.64
5040 · Office supplies exp	2,818.44
5042 · Miscellaneous exp	2,277.82
5045 · Telephone exp	4,323.35
5050 · Computer and internet exp	4,884.50
5100 · Bank fees	4,884.51
5125 · License & permits exp	541.79
5175 · Reserve Study	2,700.00
5275 · Bad debt exp	15,070.00
5300 · Insurance exp	122,391.87
5400 · Transfer to reserves	288,000.00
5000 · Administrative - Other	70.51
Total 5000 · Administrative	803,754.55
6000 · Landscaping and Grounds	
6010 · Landscape maintenance	41,780.70
6020 · Irrigation exp	3,986.98
6025 · Landscape improvements	0.00
6040 · Pest Control	1,555.00
6000 · Landscaping and Grounds - Other	4,450.00
Total 6000 · Landscaping and Grounds	51,772.68
6200 · General operations	
6260 · Security Patrol & Alarm service	55,360.00
6285 · Snow removal	1,250.00
Total 6200 · General operations	56,610.00
6300 · Pool & clubhouse exp	
6320 · Pool maintenance & repairs	8,979.22
Total 6300 · Pool & clubhouse exp	8,979.22

Woodstream Falls Condo Assoc

Profit & Loss

10/16/17

September 2016 through August 2017

Accrual Basis

	<u>Sep '16 - Aug 17</u>
6400 · Building repairs & maintenance	
6405 · Roof repairs	0.00
6407 · Building Rep - Painting Project	0.00
6410 · Building repairs - general	2,317.06
6415 · Maintenance supplies	37,280.45
6420 · Plumbing	11,461.88
6450 · Boiler & chiller repairs	0.00
6452 · Domestic Cold Water Repair	8,450.00
6454 · Domestic Hot Water Repair	0.00
6456 · HVAC Repair	0.00
6460 · Fire alarm monitoring	4,841.00
6475 · Laundry room repairs & maint	1,544.36
6480 · Equip Sales Tax	1,255.52
6400 · Building repairs & maintenance - Other	2,227.03
Total 6400 · Building repairs & maintenance	69,377.30
6500 · Other repairs and maintenance	
6505 · Lighting	4,324.06
6515 · Fuel exp	1,141.60
6518 · Vehicle maintenance & repair	3,380.60
6525 · Equipment/machine repair/rental	4,284.75
6530 · Locks & keys	515.11
6540 · Contract labor - Maintenance	263,037.42
6560 · Windows & glass	415.00
6580 · Miscellaneous Expense	1,686.73
Total 6500 · Other repairs and maintenance	278,785.27
6900 · Rentals Expense	
6930 · Rentals - HOA assessments	35,920.00
6940 · Rentals - repairs & maintenance	4,533.47
6950 · Rentals - Property taxes	2,589.10
Total 6900 · Rentals Expense	43,042.57
8000 · Utilities	
8010 · Electricity & Gas exp	546,813.53
8015 · Water & sewer exp	353,150.66
8025 · Cable tv	59,096.09
8030 · Trash removal	29,383.81
Total 8000 · Utilities	988,444.09
Total Expense	2,300,765.68
Net Ordinary Income	414,101.81
Other Income/Expense	
Other Income	
9000 · Reserve Transfers	288,000.00
9100 · Reserves Interest Income	1,374.33
Total Other Income	289,374.33
Other Expense	
9200 · Reserve expenses	
9217 · Res exp-boiler & chiller repair	134,152.19
9219 · Res exp-domestic hot water rep	41,100.00
9220 · Reserves exp - Roofing	162,263.76
9222 · Res exp - painting project	102,000.00

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10/16/17
Accrual Basis

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September 2016 through August 2017

	<u>Sep '16 - Aug 17</u>
9225 · Res exp - landscape improvement	13,691.09
9227 · Res exp - HVAC repairs	<u>24,100.00</u>
Total 9200 · Reserve expenses	<u>477,307.04</u>
Total Other Expense	<u>477,307.04</u>
Net Other Income	<u>-187,932.71</u>
Net Income	<u><u>226,169.10</u></u>