

Income Statement

1/1/2019 - 3/31/2019, By Month, Cash basis

Willow Woods

Account	1/1/2019 - 1/31/2019	02/2019	3/1/2019 - 3/31/2019	Total
Income				
Assessment Income	103,363.46	98,676.41	96,409.02	298,448.89
Clubhouse Rental Income		100.00	200.00	300.00
Fine Income		400.00		400.00
Late Fee Income	1,551.70	150.00		1,701.70
Laundry Income	2,668.06	2,510.36	2,827.95	8,006.37
Legal Collection Reimbursement (charge-backs)	200.00	332.45	332.45	864.90
Move-In Fee Income	275.00	500.00		775.00
Owner Contributions			415.00	415.00
Parking Income	150.00	150.00		300.00
Repairs Income Chargeback (Pass-Through Account)			590.85	590.85
Total Income	\$108,208.22	\$102,819.22	\$100,775.27	\$311,802.71
Expense				
charge-back	100.00			100.00
Clubhouse Supplies	302.68		31.54	334.22
General & Administrative				
General & Administrative - Other	450.00			450.00
Licenses; Permits, Filing Fees; Inspections	300.00			300.00
Management Fees	3,800.00	4,041.00	8,082.00	15,923.00
Office Expenses	51.89	107.31		159.20
Printing/Postage/Mailings/Newsletter	50.00	13.54	13.52	77.06
Total for General & Administrative	\$4,651.89	\$4,161.85	\$8,095.52	\$16,909.26
Insurance				
Insurance - Other		6,178.51	12,357.02	18,535.53
Total for Insurance	\$0.00	\$6,178.51	\$12,357.02	\$18,535.53
Janitorial & Cleaning				
Carpet Cleaning		1,550.00		1,550.00
Janitorial & Cleaning - Other	2,241.67	4,483.34	200.00	6,925.01
Janitorial Supplies: light bulbs, towels, bags	244.19	159.14	43.49	446.82
Total for Janitorial & Cleaning	\$2,485.86	\$6,192.48	\$243.49	\$8,921.83

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Landscaping				
Misc			511.11	511.11
Total for Landscaping	\$0.00	\$0.00	\$511.11	\$511.11
Legal				
Legal - Other	7,350.00	3,435.00		10,785.00
Total for Legal	\$7,350.00	\$3,435.00	\$0.00	\$10,785.00
Maintenance and repair				
Misc Repairs (Common Elements)				
General Conditions			1,800.00	1,800.00
Roof Repair		13,000.00	25,440.00	38,440.00
Total for Misc Repairs (Common Elements)	\$0.00	\$13,000.00	\$27,240.00	\$40,240.00
Other Expenses				
Other Expenses - Other		500.00		500.00
Total for Other Expenses	\$0.00	\$500.00	\$0.00	\$500.00
Replacements & Major Repairs				
Door/Key/Callbox/Intercom Repair	673.29			673.29
Exterior Common Elements	1,020.00			1,020.00
HVAC Repairs	3,300.00	2,420.00	3,985.00	9,705.00
Interior Common Elements	1,818.17	5,228.00	1,679.00	8,725.17
Parking / Asphalt Repairs			5,000.00	5,000.00
Plumbing Repairs	2,420.00		935.00	3,355.00
Total for Replacements & Major Repairs	\$9,231.46	\$7,648.00	\$11,599.00	\$28,478.46
Routine Maintenance & Minor Repairs				
Elevator Expenses	285.00	870.00	870.00	2,025.00
Fire Safety		1,365.00		1,365.00
Maintenance Contract	10,808.00		7,045.00	17,853.00
Maintenance Coordinator			5,470.00	5,470.00
Pest Control / Exterminator	3,820.00			3,820.00
Total for Routine Maintenance & Minor Repairs	\$14,913.00	\$2,235.00	\$13,385.00	\$30,533.00
Security				
Security Cameras			425.31	425.31
Security Guards	1,575.00	1,659.38	1,400.00	4,634.38

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Total for Security	\$1,575.00	\$1,659.38	\$1,825.31	\$5,059.69
Snow Removal	11,382.00	13,815.00	14,649.00	39,846.00
Utilities				
Electricity	2,160.61	128.69	2,192.31	4,481.61
Gas	17,367.31	20,133.43	14,182.63	51,683.37
Telephone (includes intercoms)	762.22	214.40	764.32	1,740.94
Waste Removal / Recycling	4,518.00	4,518.00	4,518.00	13,554.00
Water utility	12,610.96	12,465.24	24,830.46	49,906.66
Total for Utilities	\$37,419.10	\$37,459.76	\$46,487.72	\$121,366.58
Total Expense	\$89,410.99	\$96,284.98	\$136,839.71	\$322,535.68
Net Operating Income	\$18,797.23	\$6,534.24	(\$36,064.44)	(\$10,732.97)
Net Income	\$18,797.23	\$6,534.24	(\$36,064.44)	(\$10,732.97)