

Woodcove Park HOA - 2024-2025

GL	INCOME	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	Total
4040	Interest Charge	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4050	Interest Income (Reserve Study)	\$ 5.00	\$ 5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00
4060	Late Fee Charges	\$ 75.00	\$ 75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
4070	Lien Fee	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4090	NSF Fees	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110	Home Owner Fee	\$ 6,373.56	\$ 6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$6,373.56	\$76,482.67
4116	Pre-paid Dues Credit	\$ -	\$ (1,008.54)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,008.54)
4122	Reinvestment Fee	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$200.00	\$600.00
4160	Unapplied Cash Payment Income	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4170	Uncategorized Income	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4180	Capital Reserve	\$ 711.56	\$ 711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$711.56	\$8,538.67
	GROSS OPERATING INCOME:	\$ 7,165.11	\$ 6,156.57	\$7,165.11	\$7,165.11	\$7,165.11	\$7,365.11	\$7,165.11	\$7,165.11	\$7,365.11	\$7,165.11	\$7,165.11	\$7,365.11	\$85,572.80
5000	ADMINISTRATIVE													
5005	Accounting/Bookkeeping Fees	\$ 440.00	\$ 440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$500.00	\$1,000.00	\$1,125.00	\$6,585.00
5010	Bank Charges	\$ 260.00	\$ -	\$5.00	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00	\$285.00
5030	Office Equipment	\$ -	\$ -	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
5040	Inspections/Reserve Study	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5070	Office Supplies	\$ 200.00	\$ -	\$0.00	\$125.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$525.00
5090	Postage	\$ 73.00	\$ -	\$0.00	\$0.00	\$73.00	\$0.00	\$0.00	\$0.00	\$73.00	\$0.00	\$0.00	\$431.60	\$650.60
5110	Software (Appfolio)	\$ 290.00	\$ 290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00	\$3,480.00
5112	Website Expenses	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.00
	TOTAL ADMINISTRATION:	\$ 1,263.00	\$ 730.00	\$735.00	\$1,155.00	\$808.00	\$826.00	\$935.00	\$730.00	\$808.00	\$790.00	\$1,295.00	\$1,846.60	\$11,921.60
5140	EVENTS													
5141	Equipment Rental	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.00	\$0.00	\$1,650.00
5142	Food and Snacks	\$ 150.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00
5143	Supplies and Materials	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL EVENTS:	\$ 150.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$2,050.00
5150	LEGAL FEES													
5152	General Assistance	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5153	Litigation Actions	\$ -	\$ -	\$40.00	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$160.00
	TOTAL LEGAL FEES:	\$ -	\$ -	\$40.00	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$160.00
5220	PARKS/COMMON AREA:													
5221	General Repairs	\$ 500.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$1,500.00
5223	Landscape Maintenance/Mowing	\$ 4,660.00	\$ 3,080.00	\$120.00	\$80.00	\$80.00	\$120.00	\$1,620.00	\$5,410.00	\$3,480.00	\$3,480.00	\$4,230.00	\$3,120.00	\$29,480.00
5224	Snow Removal/Ice Melt	\$ -	\$ -	\$640.00	\$1,280.00	\$1,280.00	\$640.00	\$320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,160.00
5225	Irrigation part-pipelines-elbows-connectors-timers-valve boxes incld labor	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$800.00	\$800.00	\$800.00	\$1,000.00	\$0.00	\$4,400.00
5226	Fertilization - Lawn	\$ 839.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$839.00	\$0.00	\$0.00	\$130.00	\$0.00	\$1,099.00
5227	Tree Trimming	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$5,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,750.00	\$11,500.00
5228	Sprinkler heads/repairs	\$ -	\$ 1,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$2,000.00	\$1,500.00	\$1,600.00	\$1,000.00	\$1,500.00	\$9,640.00
5229	Tree/Shrub Fertilization	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	\$130.00	\$0.00	\$130.00	\$0.00	\$390.00
5230	Pump Maintenance and Labor	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
5231	Filter Separator - piston repair	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL PARKS/COMMON AREA:	\$ 5,999.00	\$ 4,620.00	\$760.00	\$1,360.00	\$1,360.00	\$760.00	\$17,950.00	\$9,049.00	\$5,910.00	\$6,380.00	\$6,490.00	\$10,370.00	\$61,779.00
5240	TAXES AND INSURANCE:													
5241	Accountant/Tax Preparation	\$ -	\$ -	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
5242	Non Profit Renewal	\$ -	\$ -	\$0.00	\$18.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.00
5244	Property Taxes	\$ -	\$ 195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
5246	General Liability Insurance	\$ -	\$ -	\$0.00	\$0.00	\$1,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,375.00	\$0.00	\$2,750.00
	TOTAL TAX AND INSURANCE:	\$ -	\$ 195.00	\$275.00	\$18.00	\$1,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,375.00	\$0.00	\$3,238.00
5270	UTILITIES													
5271	WATER/CANAL WATER SHARES	\$ -	\$ 350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
5272	STORM DRAIN	\$ 25.00	\$ 25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
5273	ELECTRICITY	\$ 350.00	\$ 150.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$300.00	\$425.00	\$375.00	\$1,685.00

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	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	
TOTAL UTILITIES:	\$ 375.00	\$ 525.00	\$85.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$50.00	\$325.00	\$450.00	\$400.00	\$2,335.00
TOTAL OPERATING EXPENSES:	\$ 7,787.00	\$ 6,070.00	\$1,895.00	\$2,558.00	\$3,568.00	\$1,651.00	\$18,910.00	\$9,804.00	\$6,808.00	\$7,495.00	\$11,510.00	\$12,656.60	\$90,712.60
NET OPERATING INCOME:	\$ (621.89)	\$ 86.57	\$5,270.11	\$4,607.11	\$3,597.11	\$5,714.11	(\$11,744.89)	(\$2,638.89)	\$557.11	(\$329.89)	(\$4,344.89)	(\$5,291.49)	(\$5,139.80)
6000 CAPEX AND REPLACEMENT EXPENSES													
6010 Improvement	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6020 Purchases	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL CAP/EXP & REPLACEMENT	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME	\$ (621.89)	\$ 86.57	\$5,270.11	\$4,607.11	\$3,597.11	\$5,714.11	(\$11,744.89)	(\$2,638.89)	\$557.11	(\$329.89)	(\$4,344.89)	(\$5,291.49)	(\$5,139.80)