

Woods Manor (WMA) Financials

2011 Actuals and 2012 Budget

Ordinary Income/Expense	2011 Budget	2011 Actuals	2012 Budget
Income			
Owners Monthly Dues	154,276.32	154,276.32	157,684.00
Storage Rental	1,060.00	1,060.00	1,060.00
Exterior Painting Dues	8,449.68	8,449.92	
Late fees	100.00	275.00	100.00
Interest Income	10.00	7.82	10.00
Misc. Income	0.00	2,700.00	0.00
Owner Reimbursements	0.00	9,654.70	0.00
Total Income	<u>163,896.00</u>	<u>176,423.76</u>	<u>158,854.00</u>
Expense			
A302 leak expenses	0.00	7,755.00	0.00
Owner Expenses	0.00	1,882.20	0.00
Meeting Expenses	700.00	651.84	700.00
Bank Charges	240.00	24.00	240.00
Office Exp. & Supplies	600.00	1,083.50	600.00
Management Fees	22,063.00	22,063.00	22,954.00
Gen'l Insurance	27,040.00	25,904.90	29,040.00
Elevator Maint.	12,623.00	13,153.10	13,000.00
Fire Security Mont	1,400.00	1,168.39	1,400.00
Telephone	3,000.00	2,754.04	3,000.00
Internet Service	6,300.00	6,295.52	6,500.00
Legal & Professional Fees	1,000.00	5,736.81	1,000.00
Trash Removal	4,400.00	4,317.00	4,600.00
Snow Removal	4,200.00	3,894.00	4,400.00
Operating Supplies	600.00	1,247.84	800.00
Window Cleaning	250.00	460.99	450.00
Repair and Maintenance			
Club House Maint.	2,000.00	5,766.55	2,200.00
Grounds Maintenance	3,200.00	4,636.83	3,500.00
Carpet Cleaning	700.00	259.53	1,500.00
House Repair/Maint.	500.00	750.96	500.00
Repairs and Maint.	6,000.00	10,349.44	6,000.00
Exterior Painting	27,000.00	31,376.25	0.00
Total Repair and Maintenance	<u>39,400.00</u>	<u>53,139.56</u>	<u>13,700.00</u>
Utilities			
Electricity	24,000.00	24,061.30	24,000.00
Natural Gas	3,000.00	2,614.53	3,000.00
Cable TV	11,000.00	11,015.78	11,550.00
Water	8,000.00	7,440.18	6,300.00
Sewer	11,280.00	11,280.00	11,620.00
Total Utilities	<u>57,280.00</u>	<u>56,411.79</u>	<u>56,470.00</u>
Total Expense	<u>181,096.00</u>	<u>207,943.48</u>	<u>158,854.00</u>
Net Ordinary Income	<u>-17,200.00</u>	<u>-31,519.72</u>	<u>0.00</u>
Net Income	<u>-17,200.00</u>	<u>-31,519.72</u>	<u>0.00</u>

Woods Manor (WMA)
Reserve Profit Loss
2011 Actual and 2012 Budget

	<u>2011 Budget</u>	<u>2011 Actuals</u>	<u>2012 Budget</u>
Other Income/Expense			
Other Income			
Reserve Income			
Reserve Dues	3,633.52	3,633.12	23,675.52
Reserve Interest	<u>10.00</u>	<u>9.10</u>	<u>10.00</u>
Total Reserve Income	<u>3,643.52</u>	<u>3,642.22</u>	<u>23,685.52</u>
Total Other Income	3,643.52	3,642.22	23,685.52
Other Expense			
Reserve expenses			
Mgr. House Expenses	<u>0.00</u>	<u>3,376.15</u>	<u>0.00</u>
Total Reserve expenses	<u>0.00</u>	<u>3,376.15</u>	<u>0.00</u>
Total Other Expense	<u>0.00</u>	<u>3,376.15</u>	<u>0.00</u>
Net Other Income	<u>3,643.52</u>	<u>266.07</u>	<u>23,685.52</u>
Net Income	<u><u>3,643.52</u></u>	<u><u>266.07</u></u>	<u><u>23,685.52</u></u>

Woods Manor (WMA)
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
BOW-Operating/2574	2,079.71
Special Assessment Reserve12961	<u>7,821.61</u>
Total Checking/Savings	9,901.32
Accounts Receivable	
Accounts Receivable	<u>-1,307.27</u>
Total Accounts Receivable	-1,307.27
Other Current Assets	
Undeposited Funds	<u>6,540.03</u>
Total Other Current Assets	<u>6,540.03</u>
Total Current Assets	<u>15,134.08</u>
TOTAL ASSETS	<u><u>15,134.08</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>2,209.66</u>
Total Accounts Payable	2,209.66
Other Current Liabilities	
N/P-Reserve Loan to Operating	16,200.00
WMI-Carpet Loan	3,500.00
House Security Deposit	<u>1,000.00</u>
Total Other Current Liabilities	<u>20,700.00</u>
Total Current Liabilities	<u>22,909.66</u>
Total Liabilities	22,909.66
Equity	
Major Maintenance Reserve	18,487.98
Retained Earnings	4,990.09
Net Income	<u>-31,253.65</u>
Total Equity	<u>-7,775.58</u>
TOTAL LIABILITIES & EQUITY	<u><u>15,134.08</u></u>