

WOODWINDS 2018 BUDGET - Approved 2017-11-16

	Budget	Notes
INCOME		
Assessment Revenue		
AR01 - Assessment Income	688,908	
Total Assessment Revenue	688,908	
Other Revenue		
OR01 - Interest (Operating)	0	
OR02 - Interest (Reserves)	5,000	
OR03 - Late Fees	1,500	
Total Other Revenue	6,500	
TOTAL INCOME	695,408	
EXPENSES		
All Unit Type Expenses		
ALL01 - Bad Debt	6,462	
ALL02 - Postage	900	
ALL03 - Copies/Printing	2,300	
ALL04 - Taxes - Federal	800	
ALL05 - Taxes - State	400	
ALL06 - Licenses and Fees	850	DPOR \$350, CAI \$500
ALL07 - Insurance	33,485	Per renewal summary
ALL08 - Audit/Tax Preparation	4,400	Per Engagement Letter
ALL09 - Legal (General)	7,000	
ALL10 - Legal (Collections)	6,000	
ALL12 - Management Contract	41,106	Per contract
ALL13 - Management Reimbursables	600	
ALL14 - Delinquency Processing	3,250	
ALL15 - Violation Letters	600	
ALL16 - ARC Fees	280	
ALL17 - Office Supplies	200	
ALL18 - Acct Set-up/DD/Coupons	2,500	
ALL20 - Electricity - Exterior Lighting	9,200	
ALL21 - Water & Sewer	65,000	
ALL22 - Balcony Leaks/Repair/Restore	7,200	
ALL23 - Ground Seepage/Restore	8,000	
ALL24 - Roof/Gutter Leaks/Restore	5,000	
ALL25 - Gutters/Spouts - Clean/Repair	3,500	
ALL26 - Dryer Vent Cleaning	8,000	
ALL27 - General Maintenance	35,000	
ALL28 - Grounds Contract	31,847	Per contract
ALL29 - Grounds - Outside Contract	20,000	
ALL30 - Tree Care	7,000	
ALL31 - Janitorial, Exterior	804	Per contract, split \$804 ALL, \$11,484 GS
ALL32 - Lighting Supplies/Labor	6,000	
ALL33 - Pest Control	2,500	
ALL34 - Snow Removal	28,000	
ALL35 - Trash Removal	18,200	
Total All Unit Type Expenses	366,384	

Garden Style Expenses		
GS01 - Electricity - Stairways	5,500	
GS02 - Natural Gas (Hot Water)	16,000	
GS03 - Stairway Gen Maintenance	4,000	
GS04 - Janitorial, Interior	11,484	Per contract, split \$804 ALL, \$11,484 GS
GS05 - Stairway Carpet Cleaning	2,720	2 cleanings, May/Nov
GS06 - Stairway Window Cleaning	2,210	2 cleanings, May/Nov
GS07 - Lighting Supplies/Labor	11,150	
GS08 - Plumbing (HW Heaters)	2,000	
GS09 - Plumbing/Restore (GS pipes)	15,000	
Total Garden Style Expenses	70,064	
Townhome Expenses		
TH01 - Chimney Inspection	760	
TH02 - Plumbing/Restore (TH)	500	
Total Townhome Expenses	1,260	
Patio Home Expenses		
PH01 - Plumbing/Restore (PH)	1,000	
Total Patio Home Expenses	1,000	
TOTAL EXPENSES	438,708	
Net Ordinary Income	256,700	
Reserves		
RES01 - Reserve Contributions	251,700	Per Reserve Study
RES02 - Reinvested reserves	5,000	
Total Reserves	256,700	
Net Income	0	