

WOODWINDS 2019 BUDGET - Approved 2018-11-13

	Budget	Notes
INCOME		
Assessment Revenue		
AR01 - Assessment Income	698,568	
Total Assessment Revenue	698,568	
Other Revenue		
OR01 - Interest (Operating)	0	
OR02 - Interest (Reserves)	12,870	
OR03 - Late Fees	1,200	
Total Other Revenue	14,070	
TOTAL INCOME	712,638	
EXPENSES		
All Unit Type Expenses		
ALL01 - Bad Debt	7,189	
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	35,000	
ALL08 - Audit/Tax Preparation	4,500	Per Engagement Letter
ALL09 - Legal (General)	5,000	
ALL10 - Legal (Collections)	7,000	
ALL12 - Management Contract	41,424	Per contract
ALL13 - Management Reimbursables	1,000	
ALL14 - Delinquency Processing	5,300	
ALL15 - Violation Letters	800	
ALL16 - ARC Fees	200	
ALL17 - Office Supplies	200	
ALL18 - Acct Set-up/DD/Coupons	2,500	
ALL20 - Electricity - Exterior Lighting	8,500	
ALL21 - Water & Sewer	66,000	
ALL22 - Balcony Leaks/Repair/Restore	7,500	
ALL23 - Ground Seepage/Restore	15,000	
ALL24 - Roof/Gutter Leaks/Restore	5,000	
ALL25 - Gutters/Spouts - Clean/Repair	2,400	
ALL26 - Dryer Vent Cleaning	5,000	
ALL27 - General Maintenance	36,000	
ALL28 - Grounds Contract	31,847	Per contract
ALL29 - Grounds - Outside Contract	16,000	
ALL30 - Tree Care	5,000	
ALL31 - Janitorial, Exterior	804	Per contract, split \$804 ALL, \$11,484 GS
ALL32 - Lighting Supplies/Labor	6,000	
ALL33 - Pest Control	2,600	
ALL34 - Snow Removal	28,000	
ALL35 - Trash Removal	19,800	
Total All Unit Type Expenses	370,814	

Garden Style Expenses		
GS01 - Electricity - Stairways	7,000	
GS02 - Natural Gas (Hot Water)	15,000	
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	70,564	
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	443,638	
Net Ordinary Income	269,000	
Reserves		
RES01 - Reserve Contributions	256,130	Per Reserve Study
RES02 - Reinvested reserves	12,870	Per Reserve Study
Total Reserves	269,000	
Net Income	0	