

2019 Fiscal Year Budget

WIND TREE HOA

Monthly recap 01/01/19 - 12/31/19 Profit and Loss

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
INCOME													
4000 INCOME													
302 Membership Dues Income	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	7,140.00	85,680.00
309 Late Fee Income	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
314 Violation Fees	0.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	75.00
319 Closing Letters	0.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	250.00
321 Special Assessment (2015)	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	30,060.00
4001 Bankruptcy Payouts	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75	30.75	369.00
4000 Total INCOME	9,705.75	9,705.75	9,755.75	9,730.75	9,755.75	9,705.75	9,780.75	9,705.75	9,755.75	9,730.75	9,755.75	9,705.75	116,794.00
306 Payment Plan	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
TOTAL INCOME	9,805.75	9,805.75	9,855.75	9,830.75	9,855.75	9,805.75	9,880.75	9,805.75	9,855.75	9,830.75	9,855.75	9,805.75	117,994.00
EXPENSE													
5003 Repairs & Maintenance													
3 HVAC	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
6 Electrical	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	200.00
10 Materials & Supplies	256.00	256.00	256.00	256.00	256.00	256.00	256.00	256.00	256.00	256.00	256.00	256.00	3,072.00
11 Plumbing	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	89.00	1,068.00
12 Contract Labor	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
13 Pest Control	0.00	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
15 Roofing	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
16 Parking Lot	4,478.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,478.00
17 Fence Repair/Replacement	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
5003 Total Repairs & Maintenanac	5,168.00	940.00	940.00	790.00	2,690.00	690.00	690.00	790.00	690.00	690.00	690.00	690.00	15,458.00
5004 Landscaping													
6011 Contract Landscape	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
6012 In-House Landscape	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
6013 Seasonal Landscape	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
6014 Tree Removal/Trimming	0.00	0.00	0.00	1,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00
5004 Total Landscaping	1,160.00	1,160.00	1,160.00	3,010.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	1,160.00	15,770.00
5005 Insurance	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	1,935.00	23,220.00
5006 Legal, Professional Fees	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,040.00
5010 Taxes	0.00	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
5020 Utilities													
5011 Electric	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	5,880.00
5017 Water And Sewer Utility	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
5020 Total Utilities	565.00	565.00	565.00	565.00	565.00	565.00	565.00	565.00	565.00	565.00	565.00	565.00	6,780.00

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
5103 Other Expenses	0.00	0.00	0.00	0.00	140.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.85
6003 Admin/Accounting													
5000 Postage	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	288.00
6006 Accounting Software	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
6008 Printing & Publication	0.00	51.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.63
6003 Other Admin/Accounting	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00
6003 Total Admin/Accounting	99.00	150.63	99.00	99.00	153.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	1,293.63
6100 Management													
6002 Management Fees	662.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	662.00	7,944.00
6004 Property Inspection	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
6100 Total Management	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	692.00	8,304.00
TOTAL EXPENSE	10,039.00	6,182.63	5,811.00	7,511.00	7,755.85	5,561.00	5,561.00	5,661.00	5,561.00	5,561.00	5,561.00	5,561.00	76,326.48
NOI	-233.25	3,623.12	4,044.75	2,319.75	2,099.90	4,244.75	4,319.75	4,144.75	4,294.75	4,269.75	4,294.75	4,244.75	41,667.52
N/O EXPENSE													
6010 RESERVE TRANSFER													
6015 Reserve Out	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	30,060.00
6010 Total RESERVE TRANSFER	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	30,060.00
TOTAL N/O EXPENSE	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	2,505.00	30,060.00
NET INCOME	-2,738.25	1,118.12	1,539.75	-185.25	-405.10	1,739.75	1,814.75	1,639.75	1,789.75	1,764.75	1,789.75	1,739.75	11,607.52

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
NET INCOME SUMMARY													
Income	9,805.75	9,805.75	9,855.75	9,830.75	9,855.75	9,805.75	9,880.75	9,805.75	9,855.75	9,830.75	9,855.75	9,805.75	117,994.00
Expense	-10,039.00	-6,182.63	-5,811.00	-7,511.00	-7,755.85	-5,561.00	-5,561.00	-5,661.00	-5,561.00	-5,561.00	-5,561.00	-5,561.00	-76,326.48
Net Operating Income	-233.25	3,623.12	4,044.75	2,319.75	2,099.90	4,244.75	4,319.75	4,144.75	4,294.75	4,269.75	4,294.75	4,244.75	41,667.52
Non Operating Expense	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-2,505.00	-30,060.00
NET INCOME	-2,738.25	1,118.12	1,539.75	-185.25	-405.10	1,739.75	1,814.75	1,639.75	1,789.75	1,764.75	1,789.75	1,739.75	11,607.52