

**WOODWINDS 2019 BUDGET - Approved 2018-11-13**

	<b>Budget</b>	<b>Notes</b>
<b>INCOME</b>		
<b>Assessment Revenue</b>		
AR01 - Assessment Income	698,568	
<b>Total Assessment Revenue</b>	<b>698,568</b>	
<b>Other Revenue</b>		
OR01 - Interest (Operating)	0	
OR02 - Interest (Reserves)	12,870	
OR03 - Late Fees	1,200	
<b>Total Other Revenue</b>	<b>14,070</b>	
<b>TOTAL INCOME</b>	<b>712,638</b>	
<b>EXPENSES</b>		
<b>All Unit Type Expenses</b>		
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	
<b>Total All Unit Type Expenses</b>	<b>370,814</b>	

**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	
<b>Total Garden Style Expenses</b>	<b>70,564</b>	

**Townhome Expenses**

TH01 - Chimney Inspection	760	
TH02 - Plumbing/Restore (TH)	500	
<b>Total Townhome Expenses</b>	<b>1,260</b>	

**Patio Home Expenses**

PH01 - Plumbing/Restore (PH)	1,000	
<b>Total Patio Home Expenses</b>	<b>1,000</b>	

**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
<b>Total Reserves</b>	<b>269,000</b>	

**Net Income** **0**