

WOODWINDS 2021 BUDGET - Approved 2020-12-08

	Budget	Notes
INCOME		
Assessment Revenue		
AR01 - Assessment Income	698,568	
Total Assessment Revenue	698,568	
Other Revenue		
OR01 - Interest (Operating)	0	
OR02 - Interest (Reserves)	10,350	
OR03 - Late Fees	1,200	
Total Other Revenue	11,550	
TOTAL INCOME	710,118	
EXPENSES		
All Unit Type Expenses		
ALL01 - Bad Debt	6,023	
ALL02 - Postage	900	
ALL03 - Copies/Printing	2,000	
ALL04 - Taxes - Federal	1,000	
ALL05 - Taxes - State	250	
ALL06 - Licenses and Fees	850	DPOR \$350, CAI \$500
ALL07 - Insurance	34,500	
ALL08 - Audit/Tax Preparation	4,800	Per Engagement Letter
ALL09 - Legal (General)	3,000	
ALL10 - Legal (Collections)	10,000	
ALL12 - Management Contract	42,264	Per contract, \$3,522/mo
ALL13 - Management Reimbursables	700	
ALL14 - Delinquency Processing	3,500	
ALL15 - Violation Letters	500	
ALL16 - ARC Fees	100	
ALL17 - Office Supplies	150	
ALL18 - Acct Set-up/DD/Coupons	1,000	
ALL20 - Electricity - Exterior Lighting	8,750	
ALL21 - Water & Sewer	70,000	
ALL22 - Balcony Leaks/Repair/Restore	12,000	
ALL23 - Ground Seepage/Restore	5,000	
ALL24 - Roof/Gutter Leaks/Restore	7,000	
ALL25 - Gutters/Spouts - Clean/Repair	2,400	
ALL26 - Dryer Vent Cleaning	5,000	
ALL27 - General Maintenance	28,000	
ALL28 - Grounds Contract	31,847	Per contract, \$2,654/mo
ALL29 - Grounds - Outside Contract	15,000	
ALL30 - Tree Care	8,000	
ALL31 - Janitorial, Exterior	696	Per contract, split \$696 ALL (\$58/mo), \$13,176 GS (\$1,098/mo)
ALL32 - Lighting Supplies/Labor	6,000	
ALL33 - Pest Control	2,000	
ALL34 - Snow Removal	25,000	
ALL35 - Trash Removal	23,312	
Total All Unit Type Expenses	361,542	

Garden Style Expenses		
GS01 - Electricity - Stairways	5,100	
GS02 - Natural Gas (Hot Water)	16,500	
GS03 - Stairway Gen Maintenance	3,500	
GS04 - Janitorial, Interior	13,176	Per contract, split \$696 ALL (\$58/mo), \$13,176 GS (\$1,098/mo)
GS05 - Stairway Carpet Cleaning	2,890	2 cleanings, May/Nov
GS06 - Stairway Window Cleaning	2,380	2 cleanings, May/Nov
GS07 - Lighting Supplies/Labor	11,200	
GS08 - Plumbing (HW Heaters)	2,000	
GS09 - Plumbing/Restore (GS pipes)	14,500	
Total Garden Style Expenses	71,246	
Townhome Expenses		
TH01 - Chimney Inspection	1,000	
TH02 - Plumbing/Restore (TH)	250	
Total Townhome Expenses	1,250	
Patio Home Expenses		
PH01 - Plumbing/Restore (PH)	500	
Total Patio Home Expenses	500	
TOTAL EXPENSES	434,538	
Net Ordinary Income	275,580	
Reserves		
RES01 - Reserve Contributions	265,230	Per Reserve Study
RES02 - Reinvested reserves	10,350	Per Reserve Study
Total Reserves	275,580	
Net Income	0	