

The Windings of Willow Ridge Townhome Association Profit & Loss Budget Performance

December 2019

Accrual Basis

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessments	32,895.00	32,895.00	0.00	394,740.00	394,740.00	0.00	394,740.00
Bad debt expense	0.00	0.00	0.00	-2,572.28	0.00	-2,572.28	0.00
Interest Income	675.52	500.00	175.52	10,470.78	5,000.00	5,470.78	5,000.00
Late Fees	75.00	0.00	75.00	900.00	0.00	900.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SFH Reimbursement							
SFH Landscape Contribution	0.00	0.00	0.00	2,440.66	2,500.00	-59.34	2,500.00
SFH Other Contributions	920.39	2,000.00	-1,079.61	3,223.41	4,000.00	-776.59	4,000.00
Total SFH Reimbursement	920.39	2,000.00	-1,079.61	5,664.07	6,500.00	-835.93	6,500.00
Transfer From Reserves	0.00	0.00	0.00	205,929.09	205,929.09	0.00	205,929.09
Violation Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Total Income	34,565.91	35,395.00	-829.09	615,231.66	612,169.09	3,062.57	612,169.09
Expense							
1-Administrative							
Accounting	0.00	0.00	0.00	403.00	403.00	0.00	403.00
Block Party	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
Consulting	0.00	5,000.00	-5,000.00	0.00	5,000.00	-5,000.00	5,000.00
Copying/Printing	172.08	100.00	72.08	677.04	1,200.00	-522.96	1,200.00
Income Taxes	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000.00
Insurance	0.00	0.00	0.00	7,651.00	7,750.00	-99.00	7,750.00
Legal Fees	250.00	250.00	0.00	3,024.70	3,000.00	24.70	3,000.00
Management	2,045.00	2,045.00	0.00	24,540.00	24,540.00	0.00	24,540.00
Miscellaneous Admin.	187.50	323.00	-135.50	252.50	623.00	-370.50	623.00
Office Supplies	0.00	50.00	-50.00	113.02	50.00	63.02	50.00
Postage	158.87	62.50	96.37	395.72	750.00	-354.28	750.00
Website	58.00	58.00	0.00	696.00	696.00	0.00	696.00
Total 1-Administrative	2,871.45	7,888.50	-5,017.05	37,752.98	47,012.00	-9,259.02	47,012.00
2-Building Expenses							
Drainage	0.00	600.00	-600.00	600.00	1,200.00	-600.00	1,200.00
Gutter Cleaning	0.00	2,500.00	-2,500.00	4,275.00	5,000.00	-725.00	5,000.00
Repairs							
Carpentry	0.00	100.00	-100.00	0.00	1,200.00	-1,200.00	1,200.00
Concrete	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
Exterior Lights/Electrical	150.00	200.00	-50.00	2,112.00	2,400.00	-288.00	2,400.00
Foundation	0.00	0.00	0.00	2,263.00	1,200.00	1,063.00	1,200.00
General and Maintenance	0.00	550.00	-550.00	11,908.30	6,600.00	5,308.30	6,600.00
Masonry	0.00	2,000.00	-2,000.00	885.00	4,020.00	-3,135.00	4,020.00
Roofing and Gutters	0.00	600.00	-600.00	2,664.00	1,200.00	1,464.00	1,200.00
Total Repairs	150.00	3,450.00	-3,300.00	21,032.30	16,620.00	4,412.30	16,620.00
Total 2-Building Expenses	150.00	6,550.00	-6,400.00	25,907.30	22,820.00	3,087.30	22,820.00
3-Grounds Expenses							
Irrigation and Aerator-Contract	0.00	950.00	-950.00	3,860.00	3,100.00	760.00	3,100.00
Irrigation and Aerator-Repairs	0.00	0.00	0.00	6,222.00	4,800.00	1,422.00	4,800.00
Landscaping-Contract	0.00	0.00	0.00	47,610.00	47,388.00	222.00	47,388.00
Landscaping-Improvements							
Flowers/Decorations	1,356.00	1,230.00	126.00	2,453.00	2,230.00	223.00	2,230.00
Miscellaneous Landscaping	0.00	0.00	0.00	4,957.00	2,600.00	2,357.00	2,600.00
Mulch	0.00	0.00	0.00	15,075.00	15,000.00	75.00	15,000.00
New Trees and Shrubs	0.00	1,000.00	-1,000.00	9,017.00	12,000.00	-2,983.00	12,000.00
Tree trimming and removals	0.00	0.00	0.00	13,168.50	15,000.00	-1,831.50	15,000.00
Tree/Shrub Care and Insect Aps	0.00	4,490.00	-4,490.00	8,490.00	8,490.00	0.00	8,490.00
Turf Repairs	0.00	600.00	-600.00	585.00	1,200.00	-615.00	1,200.00
Total Landscaping-Improvements	1,356.00	7,320.00	-5,964.00	53,745.50	56,520.00	-2,774.50	56,520.00
Paving/Sealcoating	0.00	0.00	0.00	3,500.00	0.00	3,500.00	0.00
Snow Operations							
Emergency Salting- Drives/Walks	0.00	600.00	-600.00	2,081.00	2,400.00	-319.00	2,400.00
SFL & SFC Plowing and Salting	0.00	1,500.00	-1,500.00	3,000.00	6,000.00	-3,000.00	6,000.00
Snow Plowing and Shoveling	0.00	7,500.00	-7,500.00	28,800.00	30,000.00	-1,200.00	30,000.00
Total Snow Operations	0.00	9,600.00	-9,600.00	33,881.00	38,400.00	-4,519.00	38,400.00
Total 3-Grounds Expenses	1,356.00	17,870.00	-16,514.00	148,818.50	150,208.00	-1,389.50	150,208.00
4-Utilities							
Electricity	182.26	300.00	-117.74	3,570.50	3,000.00	570.50	3,000.00
Total 4-Utilities	182.26	300.00	-117.74	3,570.50	3,000.00	570.50	3,000.00
5-Reserve Contributions							
General	14,850.00	14,850.00	0.00	178,200.00	178,200.00	0.00	178,200.00
Interest	675.52	500.00	175.52	10,572.54	5,000.00	5,572.54	5,000.00
Operating Surplus	4,480.75	0.00	4,480.75	4,480.75	0.00	4,480.75	0.00
Total 5-Reserve Contributions	20,006.27	15,350.00	4,656.27	193,253.29	183,200.00	10,053.29	183,200.00
6-Reserve Expenses							
Fence/line Restoration	0.00	0.00	0.00	127,345.71	127,345.71	0.00	127,345.71
Roof Replacement	0.00	0.00	0.00	78,583.38	78,583.38	0.00	78,583.38
Total 6-Reserve Expenses	0.00	0.00	0.00	205,929.09	205,929.09	0.00	205,929.09
Total Expense	24,565.98	47,958.50	-23,392.52	615,231.66	612,169.09	3,062.57	612,169.09
Net Ordinary Income	9,999.93	-12,563.50	22,563.43	0.00	0.00	0.00	0.00

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Other Income/Expense							
Other Income							
Reimbursable Income							
Unit Owner - Legal	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Total Reimbursable Income	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Total Other Income	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Other Expense							
Reimbursable Expenses							
Unit Owner - Legal	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Total Reimbursable Expenses	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Total Other Expense	0.00	0.00	0.00	1,517.35	0.00	1,517.35	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	9,999.93	-12,563.50	22,563.43	0.00	0.00	0.00	0.00