

WIND MEADOWS CORPORATION
2019 PROFIT AND LOSS

	2017	2018	2019	PROJECTED YEAR END 2020
YEAR:				
REVENUES:				
ACTUAL INCOME (Monthly Assessments)	603,779.00	655,773.00	734,539.00	709,128.00
CLEAN FEES, POOL GUESTS, INTEREST	8,514.00	12,072.00	9,972.00	6,500.00
PSA I PAINT & GARAGE DOOR SPECIAL ASSESSEMENT	145,959.00	5,631.00	0.00	0.00
PSA I TREE REMOVAL SPECIAL ASSESSMENT	0.00	0.00	54,400.00	0.00
PSA II GARAGE DOOR SPECIAL ASSESSEMENT	0.00	20,300.00	0.00	0.00
PSA III PAINT SPECIAL ASSESSEMENT	83,906.00	0.00	0.00	0.00
PSA III TREE REMOVAL SPECIAL ASSESSEMENT		31,500.00	67,400.00	8,200.00
PSA IV TREE REMOVAL SPECIAL ASSESSEMENT	0.00	0.00	38,100.00	28,500.00
PSA V TREE REMOVAL SPECIAL ASSESSEMENT	0.00	0.00	6,300.00	0.00
PSA VI TREE REMOVAL & GUTTER SPECIAL ASSESS.	0.00	0.00	18,050.00	0.00
MISCELLANEOUS INCOME	2,566.00	1,683.00	0.00	0.00
TOTAL GROSS INCOME:	844,724.00	726,959.00	928,761.00	752,328.00
EXPENSES:				
LEISURE CENTER/COMMON AREA	146,545.00	129,739.00	122,347.00	151,190.00
ADMINISTRATIVE	139,695.00	136,001.00	150,277.00	134,271.00
PSA BUILDING MAINTENANCE	50,762.00	24,562.00	33,084.00	44,566.00
PSA GROUND MAINTENANCE	197,408.00	262,197.00	185,876.00	185,276.00
PSA SNOW REMOVAL	46,347.00	46,918.00	50,514.00	50,667.00
PSA LIGHTS, SUMPS, PSA INSURANCE	44,738.00	48,282.00	53,265.00	43,303.00
TOTAL OPERATING EXPENSES:	625,495.00	647,699.00	595,363.00	609,273.00
SPECIAL ASSESSMENTS:				
PSA I PAINTING & GARAGE DOORS	185,576.00	-2,840.00	0.00	0.00
PSA I TREE REMOVAL	0.00	0.00	38,050.00	0.00
PSA II NEW GARAGE DOORS	0.00	20,300.00	0.00	0.00
PSA III PAINTING	62,652.00	0.00	0.00	0.00
PSA III TREE REMOVAL	0.00	28,057.00	78,731.00	0.00
PSA IV TREE REMOVAL & RESTORATION	0.00	0.00	4,636.00	55,000.00
PSA V TREE REMOVAL	0.00	0.00	3,311.00	0.00
PSA VI TREE REMOVAL & GUTTER	0.00	0.00	8,277.00	0.00
CAPITAL EXPENSES:				
PSA I FOUNDATION WALL REPAIR	0.00	4,860.00	0.00	0.00
PSA I CHIMNEY REPAIRS	6,246.00	6,810.00	12,580.00	5,000.00
PSA I ASPHALT REPAIRS	500.00	480.00	0.00	0.00
PSA I GUTTER COVERS	6,545.00	0.00	0.00	0.00
PSA II TREE REMOVAL	0.00	0.00	31,405.00	10,000.00
PSA II NEW GARAGE DOORS	0.00	21,895.00	0.00	0.00
PSA II ASPHALT REPAIRS	0.00	4,920.00	0.00	5,000.00
PSA III FROZEN PIPE INS. DEDUCTIBLE & REPAIR	0.00	0.00	6,928.00	0.00
PSA III RESET BRICK LEDGES	5,212.00	0.00	0.00	0.00
PSA VI GUTTERS & COVERS	3,910.00	0.00	7,389.00	2,500.00
PSA VIII PAINT SOFFITS, TRIM, FASCIA & SIDING	6,686.00	10,571.00	9,811.00	0.00
PSA VIII PATCH, CRACKFILL & SEALED ASPHALT	0.00	0.00	5,650.00	0.00
LC NEW POOL CONCRETE & RELATED	0.00	0.00	12,539.00	0.00
LC - 12 ASH REMOVED WEST SIDE OF POND	0.00	0.00	6,306.00	0.00
LC NEW LOWER FURNACE & 2 GRINDER PUMPS			13,367.00	0.00
LC FLOOR, COUNTERS, BLINDS, LIGHTING, ETC.	0.00	28,844.00	3,925.00	0.00
LC CHAIN-LINK POOL FENCE GATE	695.00	0.00	0.00	0.00
ENTRANCE SIGNS LIGHTHOUSE & CAMPUS	1,107.00	0.00	0.00	0.00
TOTAL CAPITAL & SPECIAL EXPENSES:	279,129.00	123,897.00	242,905.00	77,500.00
TOTAL EXPENSES:	904,624.00	771,596.00	838,268.00	686,773.00
NET CASH FLOW:	(59,900.00)	(44,637.00)	90,493.00	65,555.00
NET GAIN/LOSS IN RESERVES:	(62,190.00)	(44,009.25)	93,384.00	42,248.00
YEAR END BALANCES:	\$343,431.25	\$299,422.00	\$392,806.00	\$435,054.00