

Wind Meadows Corporation
Budget Comparison Report
12/1/2020 - 12/31/2020

	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
3010 - Monthly Assessments	\$58,647.00	\$59,094.00	(\$447.00)	\$683,026.00	\$710,838.00	(\$27,812.00)	\$710,838.00
3011 - Capital Allocation	(\$28,186.09)	(\$28,186.12)	\$0.03	(\$87,433.08)	(\$87,433.00)	(\$0.08)	(\$87,433.00)
3012 - PSA Allocation to LC/CA	(\$13,496.16)	(\$13,496.24)	\$0.08	(\$161,953.92)	(\$161,954.00)	\$0.08	(\$161,954.00)
3013 - PSA Allocation to Admin	(\$11,025.01)	(\$11,024.89)	(\$0.12)	(\$132,300.12)	(\$132,300.00)	(\$0.12)	(\$132,300.00)
3021 - LC/CA Allocation - PSA 1	\$2,904.25	\$2,904.25	\$0.00	\$34,851.00	\$34,851.00	\$0.00	\$34,851.00
3022 - LC/CA Allocation - PSA 2	\$1,238.58	\$1,238.62	(\$0.04)	\$14,862.96	\$14,863.00	(\$0.04)	\$14,863.00
3023 - LC/CA Allocation - PSA 3	\$896.92	\$896.88	\$0.04	\$10,763.04	\$10,763.00	\$0.04	\$10,763.00
3024 - LC/CA Allocation - PSA 4	\$4,740.75	\$4,740.75	\$0.00	\$56,889.00	\$56,889.00	\$0.00	\$56,889.00
3025 - LC/CA Allocation - PSA 5	\$256.25	\$256.25	\$0.00	\$3,075.00	\$3,075.00	\$0.00	\$3,075.00
3026 - LC/CA Allocation - PSA 6	\$1,195.83	\$1,195.87	(\$0.04)	\$14,349.96	\$14,350.00	(\$0.04)	\$14,350.00
3027 - LC/CA Allocation - PSA 7	\$1,580.25	\$1,580.25	\$0.00	\$18,963.00	\$18,963.00	\$0.00	\$18,963.00
3028 - LC/CA Allocation - PSA 8	\$683.33	\$683.37	(\$0.04)	\$8,199.96	\$8,200.00	(\$0.04)	\$8,200.00
3031 - Admin Allocation - PSA 1	\$2,372.50	\$2,372.50	\$0.00	\$28,470.00	\$28,470.00	\$0.00	\$28,470.00
3032 - Admin Allocation - PSA2	\$1,011.75	\$1,011.75	\$0.00	\$12,141.00	\$12,141.00	\$0.00	\$12,141.00
3033 - Admin Allocation - PSA 3	\$732.67	\$732.63	\$0.04	\$8,792.04	\$8,792.00	\$0.04	\$8,792.00
3034 - Admin Allocation - PSA 4	\$3,872.67	\$3,872.63	\$0.04	\$46,472.04	\$46,472.00	\$0.04	\$46,472.00
3035 - Admin Allocation - PSA 5	\$209.33	\$209.37	(\$0.04)	\$2,511.96	\$2,512.00	(\$0.04)	\$2,512.00
3036 - Admin Allocation - PSA 6	\$976.92	\$976.88	\$0.04	\$11,723.04	\$11,723.00	\$0.04	\$11,723.00
3037 - Admin Allocation - PSA 7	\$1,290.92	\$1,290.88	\$0.04	\$15,491.04	\$15,491.00	\$0.04	\$15,491.00
3038 - Admin Allocation - PSA 8	\$558.25	\$558.25	\$0.00	\$6,699.00	\$6,699.00	\$0.00	\$6,699.00
3131 - Late Fees	\$100.00	\$0.00	\$100.00	\$650.00	\$0.00	\$650.00	\$0.00
3150 - Guest Fees - Tennis Courts	\$0.00	\$0.00	\$0.00	\$357.00	\$1,500.00	(\$1,143.00)	\$1,500.00
3160 - Cleaning Fees	\$135.00	\$350.00	(\$215.00)	\$1,350.00	\$5,000.00	(\$3,650.00)	\$5,000.00
3840 - Interest Income	\$10.51	\$0.00	\$10.51	\$133.71	\$0.00	\$133.71	\$0.00
9013 - Spec Assess Income-PSA 3	\$0.00	\$0.00	\$0.00	\$8,200.00	\$16,800.00	(\$8,600.00)	\$16,800.00
9014 - Spec Assess. Income-PSA 4	\$0.00	\$0.00	\$0.00	\$28,350.00	\$0.00	\$28,350.00	\$0.00
9015 - Spec Assess Income-PSA 5	\$1,600.00	\$0.00	\$1,600.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00
9016 - Spec Assess. Income-PSA 6	(\$1,000.00)	\$0.00	(\$1,000.00)	\$15,150.00	\$0.00	\$15,150.00	\$0.00
Total Income	\$31,306.42	\$31,257.88	\$48.54	\$654,583.63	\$646,705.00	\$7,878.63	\$646,705.00
Total Income	\$31,306.42	\$31,257.88	\$48.54	\$654,583.63	\$646,705.00	\$7,878.63	\$646,705.00
Expense							
<u>LC Expenses</u>							
6011 - TC - Supplies & Utilities	\$127.34	\$0.00	(\$127.34)	\$1,214.07	\$800.00	(\$414.07)	\$800.00
6012 - TC - Repair & Maint.	\$52.50	\$0.00	(\$52.50)	\$1,050.00	\$1,200.00	\$150.00	\$1,200.00
6020 - LC/CA Utilities	\$327.91	\$540.00	\$212.09	\$6,258.77	\$9,000.00	\$2,741.23	\$9,000.00
6021 - LC/CA Supplies	\$89.90	\$75.00	(\$14.90)	\$1,919.58	\$1,500.00	(\$419.58)	\$1,500.00
6022 - LC/CA - Repair & Maint.	\$143.25	\$110.00	(\$33.25)	\$6,562.35	\$5,500.00	(\$1,062.35)	\$5,500.00
6030 - Pool - Guard & Staff	\$0.00	\$0.00	\$0.00	\$21,828.00	\$18,600.00	(\$3,228.00)	\$18,600.00
6031 - Pool - Supplies & Utilities	\$0.00	\$0.00	\$0.00	\$7,777.14	\$8,500.00	\$722.86	\$8,500.00
6032 - Pool- Repairs & Maint.	\$0.00	\$0.00	\$0.00	\$8,213.95	\$9,500.00	\$1,286.05	\$9,500.00
6041 - Prof. Mgmt. - Pool Manager	\$0.00	\$0.00	\$0.00	\$0.00	\$3,300.00	\$3,300.00	\$3,300.00
6050 - Cleaning - Parties	\$70.00	\$400.00	\$330.00	\$892.50	\$5,000.00	\$4,107.50	\$5,000.00
6051 - Cleaning - General	\$0.00	\$232.00	\$232.00	\$883.75	\$5,800.00	\$4,916.25	\$5,800.00
6055 - Sec. Expense - LC/CA	\$0.00	\$166.63	\$166.63	\$310.05	\$2,000.00	\$1,689.95	\$2,000.00
6060 - Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$5,148.70	\$5,500.00	\$351.30	\$5,500.00
Total LC Expenses	\$810.90	\$1,523.63	\$712.73	\$62,058.86	\$76,200.00	\$14,141.14	\$76,200.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
LC/CA Expenses							
6069 - Grds. Maint. - General - CA	\$94.50	\$0.00	(\$94.50)	\$10,281.55	\$10,000.00	(\$281.55)	\$10,000.00
6070 - Grds. Maint. - Cont. - CA	\$8,031.82	\$4,039.80	(\$3,992.02)	\$47,999.38	\$47,685.00	(\$314.38)	\$47,685.00
6071 - Snow Removal - LC	\$1,159.65	\$559.75	(\$599.90)	\$6,648.15	\$6,608.00	(\$40.15)	\$6,608.00
6072 - Insurance - LC/CA	\$352.02	\$348.93	(\$3.09)	\$4,173.17	\$4,160.00	(\$13.17)	\$4,160.00
6180 - Miscellaneous Expense	\$75.00	\$0.00	(\$75.00)	\$542.55	\$1,000.00	\$457.45	\$1,000.00
Total LC/CA Expenses	\$9,712.99	\$4,948.48	(\$4,764.51)	\$69,644.80	\$69,453.00	(\$191.80)	\$69,453.00
General Expenses							
6111 - Grds. Maint. - Contract	\$23,517.23	\$11,770.40	(\$11,746.83)	\$139,055.18	\$138,931.00	(\$124.18)	\$138,931.00
6112 - Grds. Maint. - General	\$6,489.00	\$0.00	(\$6,489.00)	\$54,121.76	\$66,265.00	\$12,143.24	\$66,265.00
6120 - Snow Removal	\$8,584.60	\$4,292.85	(\$4,291.75)	\$50,665.99	\$50,667.00	\$1.01	\$50,667.00
6121 - Building Maint.	\$4,228.05	\$0.00	(\$4,228.05)	\$77,430.81	\$44,566.00	(\$32,864.81)	\$44,566.00
6122 - Entrance/Parking Lights	\$236.11	\$336.76	\$100.65	\$3,206.22	\$4,042.00	\$835.78	\$4,042.00
6123 - Sump Pumps	\$48.11	\$41.63	(\$6.48)	\$594.49	\$500.00	(\$94.49)	\$500.00
6125 - Sewer Cleanout Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00
6126 - Insurance	\$3,771.38	\$3,738.63	(\$32.75)	\$44,696.91	\$44,572.00	(\$124.91)	\$44,572.00
6127 - Conting. Res. Trsf	\$52.50	\$167.38	\$114.88	\$630.00	\$2,009.00	\$1,379.00	\$2,009.00
Total General Expenses	\$46,926.98	\$20,347.65	(\$26,579.33)	\$370,401.36	\$351,952.00	(\$18,449.36)	\$351,952.00
Admin Expenses							
6162 - Admin Utilities	\$188.36	\$208.37	\$20.01	\$2,594.55	\$2,500.00	(\$94.55)	\$2,500.00
6164 - Street Light - Electricity	\$308.12	\$440.00	\$131.88	\$3,813.60	\$4,400.00	\$586.40	\$4,400.00
6165 - Street Light - Supplies	\$88.55	\$250.00	\$161.45	\$2,906.08	\$3,000.00	\$93.92	\$3,000.00
6166 - Professional Services	\$2,202.44	\$583.37	(\$1,619.07)	\$9,215.44	\$7,000.00	(\$2,215.44)	\$7,000.00
6167 - Ins. - Directors Liability	\$0.00	\$33.37	\$33.37	\$220.00	\$400.00	\$180.00	\$400.00
6169 - Professional Management	\$8,250.00	\$9,583.37	\$1,333.37	\$99,000.00	\$115,000.00	\$16,000.00	\$115,000.00
Total Admin Expenses	\$11,037.47	\$11,098.48	\$61.01	\$117,749.67	\$132,300.00	\$14,550.33	\$132,300.00
Special Assessment Expense							
6181 - Special Assess Exp - PSA 1	\$0.00	\$0.00	\$0.00	\$1,721.59	\$0.00	(\$1,721.59)	\$0.00
6183 - Special Assess Exp - PSA 3	\$0.00	\$0.00	\$0.00	\$3,810.20	\$16,800.00	\$12,989.80	\$16,800.00
6184 - Special Assess Exp - PSA 4	\$0.00	\$0.00	\$0.00	\$28,911.11	\$0.00	(\$28,911.11)	\$0.00
6186 - Special Assess. Exp. - PSA 6	\$0.00	\$0.00	\$0.00	\$11,999.97	\$0.00	(\$11,999.97)	\$0.00
6187 - Special Assess Exp - PSA 5	\$4,477.25	\$0.00	(\$4,477.25)	\$4,998.11	\$0.00	(\$4,998.11)	\$0.00
Total Special Assessment Expense	\$4,477.25	\$0.00	(\$4,477.25)	\$51,440.98	\$16,800.00	(\$34,640.98)	\$16,800.00
Total Expense	\$72,965.59	\$37,918.24	(\$35,047.35)	\$671,295.67	\$646,705.00	(\$24,590.67)	\$646,705.00
Operating Net Income	(\$41,659.17)	(\$6,660.36)	(\$34,998.81)	(\$16,712.04)	\$0.00	(\$16,712.04)	\$0.00
Reserve Income							
Reserve Income							
9100 - Cap. Res. Interest Income	\$41.37	\$0.00	\$41.37	\$697.14	\$0.00	\$697.14	\$0.00
9995 - Trsf. to Cap. Reserve	\$28,186.09	\$28,186.09	\$0.00	\$87,433.08	\$87,433.00	\$0.08	\$87,433.00
Total Reserve Income	\$28,227.46	\$28,186.09	\$41.37	\$88,130.22	\$87,433.00	\$697.22	\$87,433.00
Total Reserve Income	\$28,227.46	\$28,186.09	\$41.37	\$88,130.22	\$87,433.00	\$697.22	\$87,433.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Expense</u>							
7000 - Capital Expenses	\$15,424.50	\$0.00	(\$15,424.50)	\$43,316.36	\$0.00	(\$43,316.36)	\$0.00
<u>Total Expense</u>	\$15,424.50	\$0.00	(\$15,424.50)	\$43,316.36	\$0.00	(\$43,316.36)	\$0.00
Total Reserve Expense	\$15,424.50	\$0.00	(\$15,424.50)	\$43,316.36	\$0.00	(\$43,316.36)	\$0.00
Reserve Net Income	\$12,802.96	\$28,186.09	(\$15,383.13)	\$44,813.86	\$87,433.00	(\$42,619.14)	\$87,433.00
Net Income	(\$28,856.21)	\$21,525.73	(\$50,381.94)	\$28,101.82	\$87,433.00	(\$59,331.18)	\$87,433.00

Wind Meadows Corporation
Balance Sheet
12/31/2020

AssetsCash - Contingency

1082C - Svgs Contingency CAB - PSA 2	\$3,362.57
1084C - Svgs Contingency CAB - PSA 4	\$292.25
1087C - Svgs Contingency CAB - PSA 7	\$0.33
1088/8C - Svgs Conting CAB - PSA 8	\$1,007.40
1088C - Svgs Contingency CAB - LC	\$1,605.60

Cash - Contingency Total

 \$6,268.15
Cash - Reserves

1071C - Capital Reserve-CAB PSA 1	\$120,223.15
1072C - Capital Reserve-CAB PSA 2	\$26,092.06
1073C - Capital Reserve-CAB PSA 3	\$16,435.29
1075C - Capital Reserve - CAB PSA 5	\$1,085.79
1076C - Capital Reserve-CAB PSA 6	\$23,992.04
1078/8C - Capital Reserve-CAB PSA 8	\$24,548.79
1078C - Capital Reserve-CAB LC	\$52,593.85
1079C - L/C-Cash-Tree Fund Account	\$2,504.97

Cash - Reserves Total

 \$267,475.94
Cash Operating

1020 - Cash - Checking - CAB	\$94,730.36
1021 - Cash - Special Assessment - PSA 1	\$14,628.90
1024 - Cash- Special Assess - PSA 4	\$32,902.66
1025 - Cash-Special Assessment - PSA 5	\$2,541.24
1026 - Cash/Svgs. Spec Assess - PSA 6	\$3,000.00

Cash Operating Total

 \$147,803.16
Assets Total

\$421,547.25

Liabilities and EquityRetained Earnings

\$393,445.43

Net Income

\$28,101.82

Liabilities & Equity Total

\$421,547.25