

# Fiscal Year Budget

Property: Windhaven First Addition PUD HOA

1/1/2024-12/31/2024 Profit & Loss

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
<b>INCOME</b>													
4100 INCOME													
4101 HOA Dues	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	15,400.00	184,800.00
4110 Reserve Assessments	4,000.00	4,000.00	4,000.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	0.00	0.00	0.00	0.00	29,500.00
4100 Total INCOME	19,400.00	19,400.00	19,400.00	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	15,400.00	15,400.00	15,400.00	15,400.00	214,300.00
4300 Utility Income													
4301 Water & Sewer	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	28,015.00	336,180.00
4303 Yard Waste Container	2,653.00	2,751.00	2,850.00	2,948.00	3,034.00	3,120.00	3,206.00	3,292.00	3,378.00	3,378.00	3,378.00	3,378.00	37,366.00
4300 Total Utility Income	30,668.00	30,766.00	30,865.00	30,963.00	31,049.00	31,135.00	31,221.00	31,307.00	31,393.00	31,393.00	31,393.00	31,393.00	373,546.00
<b>TOTAL INCOME</b>	<b>50,068.00</b>	<b>50,166.00</b>	<b>50,265.00</b>	<b>49,863.00</b>	<b>49,949.00</b>	<b>50,035.00</b>	<b>50,121.00</b>	<b>50,207.00</b>	<b>46,793.00</b>	<b>46,793.00</b>	<b>46,793.00</b>	<b>46,793.00</b>	<b>587,846.00</b>
<b>EXPENSE</b>													
5000 EXPENSES													
5001 MAINTENANCE EXPENSE:													
5022 Maintenance Miscellaneo	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5001 Total MAINTENANCE EX	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5100 LANDSCAPING													
5107 Grounds Contract	2,000.00	2,000.00	2,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	2,000.00	2,000.00	38,000.00
5110 Landscaping Other	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5100 Total LANDSCAPING	2,300.00	2,300.00	2,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	4,300.00	2,300.00	2,300.00	41,600.00
5150 PARKING													
5152 Snow Plowing Contract	8,000.00	6,000.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	8,000.00	30,000.00
5150 Total PARKING	8,000.00	6,000.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	8,000.00	30,000.00
5300 UTILITIES													
5301 Common Area Electric	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
5304 Water	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	106,800.00
5305 Sewer	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
5306 Refuse	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	69,600.00
5300 Total UTILITIES	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	30,250.00	363,000.00
5400 TAX & LICENSES													
5404 Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
5400 Total TAX & LICENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
5600 ADMINISTRATIVE													
5601 Property Management Fe	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	2,828.00	33,936.00
5603 Accounting Fees	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
5606 Other Admin Exp	500.00	500.00	500.00	500.00	500.00	1,776.00	500.00	500.00	500.00	500.00	500.00	500.00	7,276.00
5600 Total ADMINISTRATIVE	7,828.00	3,328.00	3,328.00	3,328.00	3,328.00	4,604.00	3,328.00	3,328.00	3,328.00	3,328.00	3,328.00	3,328.00	45,712.00
5650 INSURANCE													
5651 Liability & Multi-Peril	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5650 Total INSURANCE	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5000 Total EXPENSES	48,878.00	42,378.00	40,378.00	38,378.00	41,378.00	39,654.00	38,378.00	38,378.00	38,388.00	38,378.00	40,378.00	44,378.00	489,322.00
<b>TOTAL EXPENSE</b>	<b>48,878.00</b>	<b>42,378.00</b>	<b>40,378.00</b>	<b>38,378.00</b>	<b>41,378.00</b>	<b>39,654.00</b>	<b>38,378.00</b>	<b>38,378.00</b>	<b>38,388.00</b>	<b>38,378.00</b>	<b>40,378.00</b>	<b>44,378.00</b>	<b>489,322.00</b>
<b>NOI</b>	<b>1,190.00</b>	<b>7,788.00</b>	<b>9,887.00</b>	<b>11,485.00</b>	<b>8,571.00</b>	<b>10,381.00</b>	<b>11,743.00</b>	<b>11,829.00</b>	<b>8,405.00</b>	<b>8,415.00</b>	<b>6,415.00</b>	<b>2,415.00</b>	<b>98,524.00</b>
<b>N/O EXPENSE</b>													
6000 NON-OPERATING EXPENSE													
6002 Funds Transf. to Res. from t	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	68,400.00
6000 Total NON-OPERATING EX	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	68,400.00
<b>TOTAL N/O EXPENSE</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>5,700.00</b>	<b>68,400.00</b>
<b>NET INCOME</b>	<b>-4,510.00</b>	<b>2,088.00</b>	<b>4,187.00</b>	<b>5,785.00</b>	<b>2,871.00</b>	<b>4,681.00</b>	<b>6,043.00</b>	<b>6,129.00</b>	<b>2,705.00</b>	<b>2,715.00</b>	<b>715.00</b>	<b>-3,285.00</b>	<b>30,124.00</b>

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
<b>NET INCOME SUMMARY</b>													
Income	50,068.00	50,166.00	50,265.00	49,863.00	49,949.00	50,035.00	50,121.00	50,207.00	46,793.00	46,793.00	46,793.00	46,793.00	587,846.00
Expense	-48,878.00	-42,378.00	-40,378.00	-38,378.00	-41,378.00	-39,654.00	-38,378.00	-38,378.00	-38,388.00	-38,378.00	-40,378.00	-44,378.00	-489,322.00
Net Operating Income	1,190.00	7,788.00	9,887.00	11,485.00	8,571.00	10,381.00	11,743.00	11,829.00	8,405.00	8,415.00	6,415.00	2,415.00	98,524.00
Non Operating Expense	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-5,700.00	-68,400.00
<b>NET INCOME</b>	<b>-4,510.00</b>	<b>2,088.00</b>	<b>4,187.00</b>	<b>5,785.00</b>	<b>2,871.00</b>	<b>4,681.00</b>	<b>6,043.00</b>	<b>6,129.00</b>	<b>2,705.00</b>	<b>2,715.00</b>	<b>715.00</b>	<b>-3,285.00</b>	<b>30,124.00</b>

