

Winston Towers 100 Assoc., Inc.
Profit & Loss Budget Overview
January 1 through December 15, 2019

														TOTAL	
	Monthly Budget	Actual Jan 19	Actual Feb 19	Actual Mar 19	Actual Apr 19	Actual May 19	Actual Jun 19	Actual Jul 19	Actual Aug 19	Actual Sep 19	Actual Oct 19	Actual Nov 19	Projected Dec 19	Actual Jan 1 - Dec 19 Projected	Annual Budget
Income															
Total 100.1 · Maintenance	138,097.06	169,583.10	135,988.06	137,867.84	135,198.42	135,591.97	131,583.65	139,507.27	133,546.01	129,526.10	136,869.67	133,150.81	138,097.10	1,656,510.00	1,657,164.68
100.2 · Parking - Unit Owner	11,258.33	14,030.00	10,910.00	11,231.98	11,005.00	11,110.00	10,870.00	11,335.00	10,895.55	10,197.45	11,049.96	10,740.00	10,095.00	133,469.94	135,100.00
100.3 · Total HVAC Funds	6,075.00	7,485.00	5,925.00	6,075.00	5,970.00	6,015.00	5,793.00	6,135.00	5,910.00	5,730.00	6,060.00	5,937.00	5,505.00	72,540.00	72,900.00
100.4 · Internet Charges	7,733.33	9,483.00	7,553.00	7,733.00	7,600.00	7,657.00	7,379.00	7,790.00	7,505.00	7,277.00	7,695.00	7,410.00	8,087.00	93,169.00	92,800.00
Total 100 · Maintenance & Owner Pa	163,163.72	200,581.10	160,376.06	162,907.82	159,773.42	160,373.97	155,625.65	164,767.27	157,856.56	152,730.55	161,674.63	157,237.81	161,784.10	1,955,688.94	1,957,964.68
Total 101 · Parking Valet & Permits	3,033.33	4,204.00	3,009.00	2,553.00	3,106.00	2,323.00	2,116.00	3,406.00	1,902.00	2,178.00	3,131.00	2,627.00	1,390.00	31,945.00	36,400.00
Total 102 · Remotes, Entry Cards & C	533.33	405.00	775.00	305.00	475.00	410.00	600.00	705.00	425.00	550.00	630.00	520.00	275.00	6,075.00	6,400.00
103 · Screening Fees	333.33	200.00	300.00	1,000.00	1,300.00	800.00	1,100.00	500.00	1,000.00	1,100.00	100.00	343.00	100.00	7,843.00	4,000.00
104 · Moving Fees/Processing	458.33	0.00	100.00	400.00	900.00	300.00	800.00	500.00	500.00	600.00	200.00	600.00	100.00	5,000.00	5,500.00
105 · Estoppel, Questionnaire	316.67	250.00	750.00	600.00	250.00	750.00	-100.00	950.00	750.00	1,000.00	400.00	900.00	700.00	7,200.00	3,800.00
108 · Interest Income	25.00	1.48	1.34	1.48	1.44	1.48	1.44	1.49	1.49	0.78	0.02	0.04	1.13	13.61	300.00
109 · Laundry Income	2,166.67	2,583.94	1,791.42	2,690.12	3,966.33	0.00	2,122.81	3,468.86	0.00	1,997.89	3,527.59	0.00	1,589.03	23,737.99	26,000.00
Total 112 · Other Operation Income	683.33	1,405.00	1,400.00	250.00	265.00	117.00	110.00	2,040.00	700.00	100.00	315.00	155.00	405.00	7,262.00	8,200.00
Total REVENUES	170,713.71	209,630.52	168,502.82	170,707.42	170,037.19	165,075.45	162,375.90	176,338.62	163,135.05	160,257.22	169,978.24	162,382.85	166,344.26	2,044,765.54	2,048,564.68
Expense															
ADMINISTRATIVE															
201 · Annual Audit/Onsite consulting	458.33	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	300.00	0.00	0.00	0.00	0.00	5,800.00	5,500.00
202 · Legal	1,166.67	6,182.47	4,952.06	0.00	3,020.00	1,680.00	4,899.50	2,640.00	3,250.00	0.00	6,840.00	0.00	2,910.00	36,374.03	14,000.00
Total 203 · Bank Charges	50.00	1,856.50	-30.50	24.00	-23.00	12.00	24.00	48.00	36.00	40.50	-23.00	-23.00	176.50	2,118.00	600.00
Total 204 · Licenses & Permits	333.33	1,632.00	0.00	654.25	0.00	1,089.35	0.00	0.00	0.00	0.00	0.00	0.00	1,632.00	5,007.60	4,000.00
206 · Office Supplies	500.00	98.10	818.40	929.25	268.24	383.89	502.09	264.56	300.63	633.67	133.25	812.93	467.73	5,612.74	6,000.00
207 · Postage	133.33	525.75	45.03	220.00	0.00	0.00	10.40	0.00	8.20	0.00	0.00	0.00	73.58	882.96	1,600.00
Total 208 · WT Complex Dues & Fees	450.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00	1,350.00	0.00	5,400.00	5,400.00
209 · Taxes on Assoc. Property	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	805.69	0.00	805.69	600.00
210 · Appraisal	54.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00	475.00	650.00
211 · Printing	166.67	1,680.34	2,487.84	-2,077.39	0.00	431.98	209.45	0.00	0.00	0.00	0.00	536.60	1,202.40	4,471.22	2,000.00
Total 212 · Computer Service & Softw	583.33	-435.01	307.94	198.99	1,033.99	735.96	273.99	248.99	268.94	168.99	917.97	669.54	762.50	5,152.79	7,000.00
Total 214 · Other Administrative Exp	833.33	448.16	146.73	418.42	1,104.96	352.35	1,084.90	1,245.09	350.00	648.34	545.00	1,867.22	705.28	8,916.45	10,000.00
Total ADMINISTRATIVE	4,779.16	13,338.31	8,727.50	367.52	5,404.19	4,685.53	12,504.33	4,446.64	4,513.77	1,491.50	11,113.22	6,018.98	8,404.99	81,016.48	57,350.00

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MONTHLY BUILDING EXPENSES															
301 · Trash Removal	1,916.67	2,602.31	1,686.20	0.00	0.00	5,311.49	1,939.12	3,027.01	1,939.12	1,964.12	1,939.12	1,939.12	1,939.12	24,286.73	23,000.00
302 · Trash Odor Control	429.17	179.00	179.00	179.00	1,679.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	3,648.00	5,150.00
303 · Elevator Maintenance/Service	2,166.67	0.00	6,750.18	0.00	0.00	0.00	0.00	2,800.18	12,384.59	0.00	600.00	0.00	6,934.59	29,469.54	26,000.00
304 · Janitorial Service	6,962.67	6,962.62	7,373.67	7,521.92	7,375.12	7,559.48	7,538.41	7,456.90	7,295.39	7,325.98	7,312.58	7,346.35	7,295.27	88,363.69	83,552.00
305 · Landscaping Service	166.67	0.00	0.00	0.00	213.13	0.00	349.73	179.50	245.03	95.19	414.97	0.00	0.00	1,497.55	2,000.00
306 · Pest Control	2,000.00	1,429.52	2,981.02	0.00	4,479.02	1,164.16	3,426.14	1,164.16	3,036.66	0.00	4,590.30	0.00	3,036.66	25,307.64	24,000.00
307 · Security Service	15,666.67	14,458.36	13,679.24	6,945.80	28,064.40	14,239.40	6,975.40	21,976.53	14,435.89	21,159.47	13,982.25	14,477.00	13,961.63	184,355.37	188,000.00
308 · Pool Service	750.00	650.00	1,647.20	650.00	650.00	650.00	650.00	1,675.00	0.00	0.00	1,300.00	650.00	650.00	9,172.20	9,000.00
Total 310 · A/C Water Treatment	416.67	373.55	373.55	373.55	373.55	373.55	565.55	373.55	384.76	384.76	384.76	384.76	384.76	4,730.65	5,000.00
311 · Total HVAC	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,786.00	5,799.75	0.00	5,814.00	5,799.75	63,698.00	69,426.00
312 · Internet	7,877.42	7,781.89	7,781.89	7,781.89	7,781.89	7,781.89	7,781.89	7,781.89	7,781.89	7,781.89	8,015.95	8,015.95	8,015.95	94,084.86	94,529.00
313 · Cable TV	7,877.42	7,948.51	7,948.51	7,948.51	7,948.51	7,948.51	7,948.51	7,957.68	7,957.68	7,957.68	8,191.75	8,191.75	8,191.75	96,139.35	94,529.00
Total MONTHLY BUILDING EXPENSES	52,015.53	48,171.26	56,185.96	37,186.17	64,350.12	50,992.98	43,139.25	60,356.90	61,426.01	52,647.84	46,910.68	46,997.93	56,388.48	624,753.58	624,186.00
REPAIRS & MAINTENANCE															
403 · Pool (Repair of Equipment)	375.00	0.00	0.00	0.00	0.00	0.00	0.00	9,606.50	0.00	1,296.00	0.00	0.00	0.00	10,902.50	4,500.00
Total 404 · Fire Equipment/Alarm Sys	1,250.00	304.55	2,396.74	0.00	7,328.30	0.00	2,519.52	0.00	4,613.48	240.43	0.00	0.00	0.00	17,403.02	15,000.00
405 · Fire Pump System	833.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	695.00	890.00	0.00	1,585.00	10,000.00
Total 406 · Repair Supplies & Mainte	7,500.00	2,290.72	5,708.44	7,568.19	4,118.72	6,947.29	2,309.75	2,858.25	2,578.48	1,264.70	9,372.84	4,189.61	1,272.25	50,479.24	90,000.00
407 · Unforeseen Miscellaneous	250.00	0.00	0.00	0.00	2,438.00	0.00	720.00	0.00	1,057.50	0.00	1,099.00	1,550.00	0.00	6,864.50	3,000.00
Total 409 · Pumps A/C	416.67	282.00	282.00	0.00	0.00	282.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	1,128.00	5,000.00
Total 412 · Elevator Maintenance	833.33	0.00	0.00	0.00	0.00	4,348.50	2,384.00	0.00	0.00	2,996.00	0.00	0.00	2,669.12	12,397.62	10,000.00
415 · Roofing	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Total 420 · Building Repairs	2,333.33	7,380.20	857.50	225.00	3,723.60	6,773.98	4,434.00	30,845.85	11,832.43	1,590.61	8,612.72	8,707.00	1,593.75	86,576.64	28,000.00
Total REPAIRS & MAINTENANCE	14,291.66	10,257.47	9,244.68	7,793.19	17,608.62	18,351.77	12,367.27	43,310.60	20,081.89	7,387.74	20,061.56	15,336.61	5,535.12	187,336.52	171,500.00
PERSONNEL															
Total 500 · Payroll	18,591.67	17,327.00	17,951.50	19,712.50	17,678.50	25,238.92	22,030.68	20,220.58	21,326.00	18,959.79	18,166.10	24,372.83	20,271.31	243,255.71	223,100.00
Total 501 · Payroll Taxes	1,416.67	1,325.50	1,373.29	1,508.01	1,391.45	1,930.78	1,685.36	1,546.85	1,638.81	1,450.43	1,418.61	1,864.52	1,557.60	18,691.21	17,000.00
Total PERSONNEL	20,008.34	18,652.50	19,324.79	21,220.51	19,069.95	27,169.70	23,716.04	21,767.43	22,964.81	20,410.22	19,584.71	26,237.35	21,828.91	261,946.92	240,100.00
550 · Casual Labor 1099	750.00	1,240.00	1,600.00	2,040.00	400.00	80.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	6,160.00	9,000.00

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UTILITIES															
Total 600 · Electricity	14,869.06	14,474.34	12,264.01	14,615.17	15,340.03	15,491.94	16,938.38	18,847.74	17,813.38	16,753.40	15,756.77	15,119.77	13,221.11	186,636.04	178,428.68
601 · Natural Gas	3,333.33	8,217.43	1,588.24	3,572.08	3,155.11	2,879.26	974.71	3,630.18	2,081.08	2,176.25	3,665.94	0.00	1,467.48	33,407.76	40,000.00
Total 602 · Telephone	250.00	572.57	1,227.22	561.94	557.95	1,240.12	557.95	572.44	572.15	572.15	1,251.79	797.27	771.23	9,254.78	3,000.00
603 · Water & Sewer	25,000.00	31,685.12	7,623.19	36,471.53	23,701.78	25,077.85	8,050.25	13,706.22	28,161.34	42,471.92	49,134.98	18,572.63	17,488.27	302,145.08	300,000.00
Total UTILITIES	43,452.39	54,949.46	22,702.66	55,220.72	42,754.87	44,689.17	26,521.29	36,756.58	48,627.95	61,973.72	69,809.48	34,489.67	32,948.09	531,443.66	521,428.68
INSURANCE															
Total INSURANCE	34,166.67	38,223.30	11,106.76	26,942.31	25,215.31	25,209.67	31,510.44	46,768.49	34,496.20	34,499.20	35,111.80	29,126.04	30,746.32	368,955.84	410,000.00
BAD DEBTS															
Total BAD DEBTS	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Total Expense	170,713.75	184,832.30	128,892.35	150,770.42	174,803.06	171,178.82	150,558.62	213,406.64	192,110.63	178,410.22	202,591.45	158,206.58	155,851.91	2,061,613.00	1,963,208.08
Net Income	-0.04	24,798.22	39,610.47	19,937.00	-4,765.87	-6,103.37	11,817.28	-37,068.02	-28,975.58	-18,153.00	-32,613.21	4,176.27	10,492.35	-16,847.46	-0.27