

Winston Towers 100 Assoc., Inc.
Profit & Loss Budget Overview
January through December 2020

														TOTAL	
	Monthly Budget	Actual Jan 20	Actual Feb 20	Actual Mar 20	Actual Apr 20	Actual May 20	Actual Jun 20	Actual Jul 20	Actual Aug 20	Actual Sep 20	Actual Oct 20	Actual Nov 20	Actual Dec 20	Actual Jan - Dec 20	Annual Budget
Income															
Total 100.1 · Maintenance	147,763.85	155,664.39	145,995.73	156,469.37	142,406.93	136,724.37	148,613.42	143,895.70	145,226.86	147,767.43	147,597.57	142,228.02	142,592.61	1,755,182.40	1,773,166.21
100.2 · Parking - Unit Owner	11,258.33	11,805.00	10,965.00	11,520.00	10,725.00	10,405.00	11,355.00	10,805.00	10,945.28	10,810.00	11,090.00	10,870.48	10,685.00	131,980.76	135,100.00
100.3 · Total HVAC Funds	6,090.00	6,465.00	5,955.00	6,375.00	5,850.00	5,655.00	6,165.00	5,940.00	5,970.00	6,045.00	6,060.00	5,850.00	5,880.00	72,210.00	73,080.00
100.4 · Internet Charges	8,954.00	9,570.00	8,741.00	9,375.00	8,580.00	8,316.00	9,064.00	8,734.00	8,778.00	8,888.00	8,910.00	8,602.00	8,646.00	106,204.00	107,448.00
Total 100 · Maintenance & Owner Parking	174,066.18	183,504.39	171,656.73	183,739.37	167,561.93	161,100.37	175,197.42	169,374.70	170,920.14	173,510.43	173,657.57	167,550.50	167,803.61	2,065,577.16	2,088,794.21
Total 101 · Parking Valet & Permits	2,666.67	3,073.00	3,272.00	2,576.00	2,185.00	1,587.00	3,049.00	2,282.00	2,247.00	2,491.00	2,441.00	2,756.00	2,859.00	30,818.00	32,000.00
102 · Remotes, Entry Cards & Garage	500.00	380.00	810.00	620.00	75.00	175.00	330.00	100.00	460.00	285.00	280.00	555.00	690.00	4,760.00	6,000.00
103 · Screening Fees	583.33	531.00	645.50	620.50	122.00	236.50	506.50	1,000.00	1,336.50	500.00	800.00	1,500.00	1,000.00	8,798.50	7,000.00
104 · Moving Fees/Processing	416.67	700.00	700.00	500.00	0.00	200.00	300.00	100.00	400.00	500.00	400.00	800.00	500.00	5,100.00	5,000.00
105 · Estoppel, Questionnaire	583.33	700.00	0.00	1,050.00	0.00	0.00	0.00	0.00	1,500.00	750.00	150.00	350.00	700.00	5,200.00	7,000.00
108 · Interest Income	8.33	0.03	0.02	516.53	6.23	8.61	8.48	6.60	3.18	2.48	1.82	0.65	0.36	554.99	100.00
109 · Laundry Income	2,000.00	2,706.30	3,164.54	4,605.38	0.00	2,103.68	2,072.56	536.02	0.00	1,122.32	668.18	896.69	1,880.04	19,755.71	24,000.00
Total 112 · Other Operation Income	583.33	1,110.00	335.00	0.00	5.00	105.00	830.00	115.00	6,030.00	305.00	410.00	3,005.00	355.00	12,605.00	7,000.00
Total Income	181,407.84	192,704.72	180,583.79	194,227.78	169,955.16	165,516.16	182,293.96	173,514.32	182,896.82	179,466.23	178,808.57	177,413.84	175,788.01	2,153,169.36	2,176,894.21
Expense															
ADMINISTRATIVE															
201 · Annual Audit/Onsite consulting	483.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.00	5,600.00	5,800.00
202 · Legal	3,041.67	4,835.00	2,520.00	0.00	6,332.10	3,505.00	3,202.20	3,240.00	0.00	11,946.00	2,848.00	1,890.00	1,152.50	41,470.80	36,500.00
Total 203 · Bank Charges	176.50	62.00	-31.00	593.50	65.00	54.00	51.00	135.00	15.00	16.00	15.00	4.00	-39.80	939.70	2,118.00
Total 204 · Licenses & Permits	416.67	438.68	925.97	131.25	0.00	0.00	625.35	0.00	500.00	1,000.00	0.00	0.00	1,632.00	5,253.25	5,000.00
206 · Office Supplies	466.67	796.40	855.76	2,291.36	1,017.04	159.26	469.85	1,229.99	414.94	523.21	486.04	551.58	829.62	9,625.05	5,600.00
207 · Postage	133.33	0.00	550.00	0.00	52.81	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	877.81	1,600.00
208 · WT Complex Dues & Fees	450.00	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	5,400.00
209 · Taxes on Assoc. Property	70.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,667.48	0.00	1,667.48	850.00
210 · Appraisal	39.58	475.00	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
211 · Printing	375.00	0.00	402.43	0.00	0.00	0.00	484.08	0.00	0.00	301.98	0.00	1,259.02	0.00	2,447.51	4,500.00
Total 212 · Computer Service & Software	500.00	1,299.61	543.99	583.99	968.94	1,174.98	183.98	2,779.98	978.25	583.88	573.93	887.48	283.98	10,842.99	6,000.00
Total 214 · Other Administrative Expense	750.00	0.00	223.26	411.94	100.00	378.90	100.00	125.00	1,272.76	657.44	0.00	897.52	668.28	4,835.10	9,000.00
Total ADMINISTRATIVE	6,903.58	7,906.69	5,990.41	4,012.04	8,535.89	5,272.14	5,116.46	7,509.97	3,180.95	15,028.51	3,922.97	7,432.08	10,126.58	84,034.69	82,843.00
MONTHLY BUILDING EXPENSES															

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301 · Trash Removal	2,041.67	3,453.91	1,822.77	1,939.12	2,055.47	2,055.47	2,914.31	2,055.47	2,055.47	2,055.47	2,080.47	2,055.47	2,256.72	26,800.12	24,500.00
302 · Trash Odor Control	429.17	179.00	179.00	179.00	179.00	1,679.00	179.00	179.00	179.00	179.00	179.00	179.00	179.00	3,648.00	5,150.00
303 · Elevator Maintenance/Service	2,311.67	0.00	6,934.59	0.00	0.00	0.00	0.00	10,759.59	0.00	1,050.00	1,769.00	7,162.20	8,517.20	36,192.58	27,740.00
304 · Janitorial Service	7,416.67	7,022.62	6,962.62	6,962.62	6,962.62	6,962.62	7,547.75	7,547.75	7,547.75	7,547.75	7,617.75	7,547.75	7,547.75	87,777.35	89,000.00
305 · Landscaping Service	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.23	0.00	0.00	0.00	380.23	1,500.00
306 · Pest Control	2,125.00	1,164.16	3,036.66	1,553.64	3,036.66	1,224.08	3,486.06	1,224.08	3,096.58	1,613.56	1,224.08	3,096.58	1,613.56	25,369.70	25,500.00
307 · Security Service	15,416.67	14,469.25	13,275.75	20,646.00	13,880.20	13,764.00	13,996.50	14,043.00	13,764.00	6,882.00	13,764.00	13,764.00	13,764.00	166,012.70	185,000.00
308 · Pool Service	666.67	650.00	650.00	0.00	450.00	650.00	650.00	704.00	650.00	650.00	650.00	650.00	1,300.00	7,654.00	8,000.00
310 · A/C Water Treatment	395.83	384.76	384.76	384.76	384.76	384.76	384.76	384.76	396.28	396.28	396.28	396.28	396.28	4,674.72	4,750.00
311 · Total HVAC	5,785.50	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	5,799.75	69,597.00	69,426.00
312 · Internet	8,954.00	8,015.81	8,018.95	8,018.95	8,018.95	8,644.78	8,647.78	8,647.78	8,647.78	8,647.78	8,647.78	8,647.78	8,647.78	101,251.90	107,448.00
313 · Cable TV	8,954.00	8,191.59	8,194.75	8,194.75	8,194.75	8,820.57	8,823.57	8,823.57	8,823.57	8,832.05	8,832.05	8,832.05	8,832.05	103,395.32	107,448.00
Total MONTHLY BUILDING EXPENSES	54,621.85	49,330.85	55,259.60	53,678.59	48,962.16	49,985.03	52,429.48	60,168.75	50,960.18	44,033.87	50,960.16	58,130.86	58,854.09	632,753.62	655,462.00
REPAIRS & MAINTENANCE															
403 · Pool (Repair of Equipment)	416.67	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	5,000.00
404 · Fire Equipment/Alarm System	1,458.33	0.00	8,381.54	443.17	813.20	0.00	997.45	0.00	0.00	3,087.84	724.27	0.00	2,598.93	17,046.40	17,500.00
405 · Fire Pump System	583.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	695.00	0.00	0.00	695.00	7,000.00
Total 406 · Repair Supplies & Maintenan	5,000.00	5,105.98	3,085.93	13,246.04	5,081.71	1,443.08	1,776.45	4,977.48	3,483.83	3,135.64	2,685.35	3,610.48	1,401.83	49,033.80	60,000.00
407 · Unforeseen Miscellaneous	583.33	0.00	0.00	0.00	0.00	0.00	0.00	1,520.00	0.00	0.00	0.00	0.00	0.00	1,520.00	7,000.00
Total 409 · Pumps A/C	375.00	712.50	0.00	282.00	0.00	0.00	0.00	282.00	0.00	282.00	0.00	0.00	282.00	1,840.50	4,500.00
412 · Elevator Maintenance	1,041.67	4,963.00	0.00	994.00	5,403.90	0.00	2,175.00	0.00	0.00	0.00	0.00	0.00	0.00	13,535.90	12,500.00
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	6,950.77	0.00	5,067.25	2,132.11	2,632.00	0.00	0.00	2,814.54	225.00	1,150.00	775.00	0.00	1,367.66	16,163.56	83,409.21
Total REPAIRS & MAINTENANCE	16,909.10	10,781.48	16,534.72	17,097.32	13,930.81	1,443.08	4,948.90	9,594.02	3,708.83	7,655.48	4,879.62	3,610.48	5,650.42	99,835.16	202,909.21
PERSONNEL															
Total 500 · Payroll	20,848.33	23,648.25	20,667.74	19,339.10	20,808.56	23,404.76	23,700.62	24,398.50	23,475.60	20,467.50	22,932.00	16,976.00	21,189.07	261,007.70	250,180.00
501 · Payroll Taxes															
Total 501 · Payroll Taxes	1,625.00	2,188.29	1,902.75	1,479.43	1,591.86	1,790.47	4,917.99	1,866.45	2,683.30	1,565.77	1,761.32	1,298.66	1,620.96	24,667.25	19,500.00
Total PERSONNEL	22,473.33	25,836.54	22,570.49	20,818.53	22,400.42	25,195.23	28,618.61	26,264.95	26,158.90	22,033.27	24,693.32	18,274.66	22,810.03	285,674.95	269,680.00
550 · Casual Labor 1099	416.67	610.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	408.00	1,018.00	5,000.00
UTILITIES															

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600 · Electricity	15,583.33	13,416.22	11,610.06	12,524.71	13,726.69	10,235.29	18,967.61	16,274.69	17,411.44	78.28	18,478.44	17,247.24	16,806.23	166,776.90	187,000.00
601 · Natural Gas	3,333.33	3,873.07	3,863.18	3,355.29	1,362.53	1,285.39	2,297.87	2,186.34	100.00	3,135.59	2,280.76	2,160.61	3,330.84	29,231.47	40,000.00
Total 602 · Telephone	500.00	569.39	1,286.32	569.39	1,131.27	1,282.04	568.77	578.14	1,291.41	587.19	589.42	589.42	1,319.79	10,362.55	6,000.00
603 · Water & Sewer	25,250.00	29,776.13	46,839.90	30,412.41	27,546.34	34,310.31	34,915.13	38,777.03	0.00	23,480.71	28,500.98	31,122.41	30,833.46	356,514.81	303,000.00
Total UTILITIES	44,666.66	47,634.81	63,599.46	46,861.80	43,766.83	47,113.03	56,749.38	57,816.20	18,802.85	27,281.77	49,849.60	51,119.68	52,290.32	562,885.73	536,000.00
INSURANCE															
Total INSURANCE	34,166.67	37,079.63	31,907.27	34,656.27	33,535.11	72,635.37	47,044.15	50,875.33	49,475.15	47,731.27	48,248.71	47,540.22	47,659.80	548,388.28	410,000.00
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	181,407.86	179,180.00	195,861.95	177,124.55	171,131.22	201,643.88	194,906.98	212,229.22	152,286.86	163,764.17	182,554.38	186,107.98	197,799.24	2,214,590.43	2,176,894.21
Net Income	-0.02	13,524.72	-15,278.16	17,103.23	-1,176.06	-36,127.72	-12,613.02	-38,714.90	30,609.96	15,702.06	-3,745.81	-8,694.14	-22,011.23	-61,421.07	0.00