

Winston Towers 100 Assoc., Inc.
Profit & Loss Budget Overview
January through December 2018

		TOTAL													
	Monthly Budget	Actual Jan 18	Actual Feb 18	Actual Mar 18	Actual Apr 18	Actual May 18	Actual Jun 18	Actual Jul 18	Actual Aug 18	Actual Sep 18	Actual Oct 18	Actual Nov 18	Actual Dec 18	Actual Jan - Dec 18	Annual Budget
Income															
100.1 - Maintenance	138,097.06	160,951.79	131,302.60	135,817.04	133,915.43	137,745.02	129,251.45	134,449.18	132,349.08	121,199.95	136,081.79	123,805.25	124,466.89	1,601,335.47	1,657,164.68
100.2 - Parking - Unit Owner	11,195.00	14,390.00	10,805.00	11,090.00	10,595.00	11,320.00	10,760.00	11,095.00	11,190.00	10,100.00	11,240.00	10,335.00	10,560.00	133,480.00	134,340.00
100.3 - Total HVAC Funds	6,075.00	7,515.00	5,925.00	6,166.20	6,069.00	6,228.00	5,821.80	6,045.00	5,860.00	5,520.00	6,195.00	5,640.00	5,640.00	72,625.00	72,900.00
100.4 - Internet Charges	7,326.00	9,054.00	7,146.00	7,374.00	7,242.00	7,506.00	7,026.00	7,290.00	7,146.00	6,660.00	7,470.00	6,804.00	6,814.00	87,532.00	87,912.00
Total 100 - Maintenance & Owner Parking	162,693.06	191,910.79	155,178.60	160,447.24	157,821.43	162,799.02	152,859.25	158,879.18	156,545.08	143,479.95	160,986.79	146,584.25	147,480.89	1,894,972.47	1,952,316.68
101 - Parking Valet & Permits	2,166.67	3,940.00	3,402.00	3,521.00	4,214.00	2,870.00	2,570.00	2,593.00	2,458.00	2,275.00	2,541.00	2,193.00	2,446.00	35,023.00	26,000.00
102 - Remotes, Entry Cards & Garage	458.33	575.00	525.00	255.00	1,025.00	600.00	380.00	760.00	455.00	630.00	205.00	75.00	625.00	6,110.00	5,500.00
103 - Screening Fees	333.33	400.00	355.00	400.00	3,400.00	700.00	1,100.00	2,000.00	700.00	800.00	500.00	200.00	1,000.00	11,555.00	4,000.00
104 - Moving Fees/Processing	416.67	500.00	100.00	500.00	300.00	200.00	500.00	1,200.00	300.00	600.00	400.00	100.00	500.00	5,200.00	5,000.00
105 - Estoppel, Questionnaire	166.67	300.00	350.00	450.00	150.00	0.00	300.00	550.00	250.00	600.00	250.00	0.00	250.00	3,450.00	2,000.00
108 - Interest Income	25.00	0.28	0.19	705.33	1,786.14	0.15	0.14	0.53	1.48	1.43	1.48	1.46	1.50	2,500.11	300.00
109 - Laundry Income	3,700.00	112,676.79	4,653.14	0.00	3,859.96	2,085.84	2,388.80	1,955.65	3,519.54	0.00	2,531.16	0.00	2,266.42	135,937.30	44,400.00
112 - Other Operation Income	416.67	700.00	2,015.00	410.00	710.00	15.00	250.00	540.00	1,624.13	305.00	435.00	315.00	210.00	7,529.13	5,000.00
Total Income	170,376.40	311,002.86	166,578.93	166,688.57	173,266.53	169,270.01	160,348.19	168,478.36	165,853.23	148,691.38	167,850.43	149,468.71	154,779.81	2,102,277.01	2,044,516.68
Expense															
ADMINISTRATIVE															
201 - Annual Audit/Onsite consulting	458.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,400.00	0.00	0.00	350.00	5,750.00	5,500.00
202 - Legal	583.33	602.48	594.75	1,038.25	-147.25	1,688.92	2,272.75	888.49	1,881.58	0.00	4,315.02	6,399.78	0.00	19,534.77	7,000.00
Total 203 - Bank Charges	41.67	357.87	99.76	69.70	0.00	12.00	53.50	-23.00	-33.00	12.00	194.53	24.00	-35.00	732.36	500.00
Total 204 - Licenses & Permits	108.33	1,767.25	769.59	0.00	593.00	445.00	843.58	0.00	254.00	0.00	0.00	0.00	0.00	4,672.42	1,300.00
206 - Office Supplies	416.67	1,802.47	1,511.23	342.39	268.12	343.23	89.91	212.41	1,023.56	582.79	869.29	631.13	735.99	8,412.52	5,000.00
207 - Postage	125.00	0.00	61.85	0.00	0.00	0.00	0.00	86.40	31.94	0.00	0.00	0.00	1,034.37	1,214.56	1,500.00
208 - WT Complex Dues & Fees	300.00	900.00	0.00	0.00	900.00	0.00	0.00	1,350.00	0.00	0.00	1,350.00	0.00	0.00	4,500.00	3,600.00
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	630.48	0.00	630.48	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	0.00	0.00	650.00
211 - Printing	166.67	1,284.00	0.00	491.13	0.00	0.00	2,234.16	0.00	0.00	0.00	0.00	63.14	924.58	4,997.01	2,000.00
212 - Computer Service & Software	150.00	89.99	14.99	384.99	64.99	738.98	14.99	64.99	114.94	14.99	453.37	1,011.29	679.99	3,648.50	1,800.00
214 - Other Administrative Expenses	503.16	75.00	241.84	579.84	100.00	600.00	150.00	240.58	575.65	1,038.25	303.50	2,269.74	2,110.16	8,284.56	6,037.88
Total ADMINISTRATIVE	2,957.33	6,879.06	3,294.01	2,906.30	1,778.86	3,828.13	5,658.89	2,819.87	3,848.67	7,048.03	7,485.71	11,029.56	5,800.09	62,377.18	35,487.88
MONTHLY BUILDING EXPENSES															
301 - Trash Removal	1,916.67	2,900.95	1,686.20	1,686.20	1,787.38	1,787.38	1,787.38	1,854.88	2,496.88	1,719.54	1,711.20	2,688.58	3,363.88	25,470.45	23,000.00
302 - Trash Odor Control	125.00	479.70	125.64	1,659.00	159.00	159.00	159.00	179.00	179.00	1,824.00	179.00	179.00	179.00	5,460.34	1,500.00
303 - Elevator Maintenance/Service	2,166.67	-620.00	6,504.21	0.00	0.00	6,504.21	0.00	0.00	6,750.18	0.00	0.00	6,750.18	0.00	25,888.78	26,000.00
304 - Janitorial Service	6,962.67	6,962.62	0.00	6,962.62	6,962.62	6,962.62	6,962.62	6,962.62	6,962.62	7,022.62	6,962.62	6,962.62	6,962.62	76,648.82	83,552.00
305 - Landscaping Service	166.67	0.00	190.61	0.00	53.39	968.26	75.48	119.68	0.00	88.07	0.00	0.00	0.00	1,495.49	2,000.00
306 - Pest Control	1,166.67	1,065.72	1,065.72	1,440.22	1,065.72	3,703.27	1,498.00	2,472.77	1,108.52	1,498.00	4,345.27	1,108.52	3,370.50	23,742.23	14,000.00
307 - Security Service	15,666.67	20,871.48	13,425.84	13,463.28	13,689.00	16,806.02	13,741.92	6,823.98	20,441.22	14,925.88	20,256.78	14,664.40	13,835.26	182,945.06	188,000.00
308 - Pool Service	666.67	650.00	793.72	650.00	825.00	650.00	1,200.00	650.00	650.00	650.00	650.00	925.00	650.00	8,943.72	8,000.00
310 - A/C Water Treatment	333.33	362.68	362.68	936.99	362.68	362.68	362.68	362.68	373.55	373.55	373.55	1,073.55	373.55	5,680.82	4,000.00
311 - Total HVAC	5,833.33	5,785.50	5,785.50	5,785.50	5,785.50	10,056.48	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	5,785.50	73,696.98	70,000.00
312 - Internet	7,165.70	7,416.69	7,416.69	7,416.69	7,416.69	7,416.70	7,416.70	7,416.70	7,420.46	7,420.44	7,650.44	7,650.44	7,650.44	89,709.08	85,988.40
313 - Cable TV	7,165.70	7,418.82	7,418.82	7,418.82	7,418.82	7,418.83	7,423.23	7,420.96	7,420.46	7,420.45	7,650.46	7,650.46	7,650.46	89,730.59	85,988.40

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Total MONTHLY BUILDING EXPENSES	49,335.75	53,294.16	44,775.63	47,419.32	45,525.80	62,795.45	46,412.51	40,048.77	59,588.39	48,728.05	55,564.82	55,438.25	49,821.21	609,412.36	592,028.80
REPAIRS & MAINTENANCE															
403 - Pool (Repair of Equipment)	375.00	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	4,500.00
404 - Fire Equipment/Alarm System	1,000.00	192.56	1,985.55	6,125.45	0.00	0.00	2,468.43	588.23	1,752.23	641.59	395.68	-1,458.46	240.45	12,931.71	12,000.00
405 - Fire Pump System	500.00	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	6,000.00
406 - Repair Supplies & Maintenance	6,666.67	2,696.79	3,538.66	5,519.65	6,665.93	6,007.85	17,367.04	5,316.56	19,996.65	9,888.39	11,979.90	11,983.44	2,047.75	103,008.61	80,000.00
407 - Unforeseen Miscellaneous	166.67	1,520.00	0.00	0.00	0.00	0.00	0.00	-174.90	800.00	510.00	500.00	0.00	0.00	3,155.10	2,000.00
409 - Pumps A/C	166.67	772.00	0.00	0.00	2,392.00	1,235.00	288.73	282.00	0.00	282.00	0.00	12,680.00	-467.00	17,464.73	2,000.00
412 - Elevator Maintenance	416.67	5,716.00	0.00	0.00	1,490.22	0.00	0.00	0.00	0.00	0.00	1,741.47	0.00	335.00	9,282.69	5,000.00
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
420 - Building Repairs	833.33	2,239.85	1,572.90	0.00	4,563.20	7,060.00	0.00	7,775.00	0.00	2,625.22	1,951.11	48,529.32	0.00	76,316.60	10,000.00
Total REPAIRS & MAINTENANCE	10,625.01	13,137.20	7,097.11	11,645.10	15,111.35	14,302.85	20,124.20	13,786.89	22,548.88	13,947.20	17,263.16	71,734.30	2,156.20	222,854.44	127,500.00
PERSONNEL															
500 - Payroll	16,666.67	16,290.00	15,789.00	22,347.65	15,508.00	17,270.50	24,063.00	17,638.13	22,320.00	16,174.00	18,508.00	22,170.00	17,716.75	225,795.03	200,000.00
501 - Payroll Taxes	1,583.33	1,184.81	1,214.84	1,709.61	1,226.55	1,321.20	1,840.82	1,355.44	1,707.48	1,237.31	1,418.53	1,696.01	1,355.32	17,267.92	19,000.00
Total PERSONNEL	18,250.00	17,474.81	17,003.84	24,057.26	16,734.55	18,591.70	25,903.82	18,993.57	24,027.48	17,411.31	19,926.53	23,866.01	19,072.07	243,062.95	219,000.00
550 - Casual Labor 1099	583.33	1,282.50	1,200.00	360.00	1,400.00	400.00	0.00	0.00	1,200.00	1,640.00	0.00	800.00	985.00	9,267.50	7,000.00
UTILITIES															
600 - Electricity	15,833.33	12,701.53	13,265.13	12,553.18	12,048.10	13,950.34	15,509.54	15,925.60	15,358.50	16,934.70	18,286.77	16,098.48	14,615.20	177,247.07	190,000.00
601 - Natural Gas	3,750.00	6,742.70	4,028.09	3,411.89	2,750.14	2,724.72	2,291.01	2,048.76	2,145.85	1,002.64	2,285.00	2,333.17	3,129.50	34,893.47	45,000.00
602 - Telephone	416.67	446.36	1,099.43	446.36	446.36	446.52	1,099.59	893.30	1,105.40	452.43	453.87	934.43	560.57	8,384.62	5,000.00
603 - Water & Sewer	25,416.67	29,528.80	9,732.84	37,950.26	29,865.68	21,240.30	28,356.56	26,587.13	22,989.89	28,439.09	10,525.35	24,931.36	30,789.16	300,936.42	305,000.00
Total UTILITIES	45,416.67	49,419.39	28,125.49	54,361.69	45,110.28	38,361.88	47,256.70	45,454.79	41,599.64	46,828.86	31,550.99	44,297.44	49,094.43	521,461.58	545,000.00
INSURANCE															
Total INSURANCE	41,958.33	38,212.18	39,144.18	11,432.13	1,923.23	43,071.01	38,567.77	38,567.77	38,567.77	38,570.77	38,011.77	41,611.24	5,662.76	373,342.58	503,500.00
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	170,376.42	179,699.30	140,640.26	152,181.80	127,584.07	181,351.02	183,923.89	159,671.66	191,380.83	174,174.22	169,802.98	248,776.80	132,591.76	2,041,778.59	2,044,516.68
Net Income	-0.02	131,303.56	25,938.67	14,506.77	45,682.46	-12,081.01	-23,575.70	8,806.70	-25,527.60	-25,482.84	-1,952.55	-99,308.09	22,188.05	60,498.42	0.00