

**Windfield Estates
Budget**

Sep 2021-Aug 2022

	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Total	2021 Total Actual
INCOME														
Condominium Fees	25,600.00												25,600.00	25,600.00
TOTAL REVENUE	25,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,600.00	25,600.00
OPERATING EXPENSES														
GENERAL & ADMINISTRATIVE														
Management Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00
Legal & Accounting					1,000.00					1,000.00			2,000.00	1,800.00
Bank Fees	41.09	41.09	41.09	41.09	41.09	41.09	41.09	41.09	41.09	41.09	41.09	41.09	493.08	493.00
Miscellaneous Administrative Expense	100.00				100.00			100.00					300.00	100.00
TOTAL G & A EXPENSE	891.09	791.09	791.09	791.09	1,891.09	791.09	791.09	891.09	791.09	1,791.09	791.09	791.09	11,793.08	11,393.00
ADVERTISING & MARKETING														
Resident/Tenant Events		225.00		225.00								550.00	1,000.00	225.00
TOTAL ADVERTISING & MARKETING	0.00	225.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	1,000.00	225.00
TAXES & INSURANCE														
Property Insurance			1,200.00										1,200.00	-
TOTAL TAXES & INSURANCE	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00
REPAIRS & MAINTENANCE														
Asphalt Repairs		2,000.00											2,000.00	-
Landscape Services	140.00	140.00							140.00	140.00	140.00	140.00	840.00	1,055.00
Landscape - Seasonal										70.00	70.00	70.00	210.00	140.00
Signage Supplies	1,000.00												1,000.00	-
Snow Removal Service				800.00	800.00	800.00	800.00	800.00					4,000.00	800.00
Misc. Repairs & Maintenance	500.00								500.00				1,000.00	-
TOTAL REPAIRS & MAINTENANCE	1,640.00	2,140.00	0.00	800.00	800.00	800.00	800.00	800.00	640.00	210.00	210.00	210.00	9,050.00	1,995.00
TOTAL OPERATING EXPENSES	2,531.09	3,156.09	1,991.09	1,816.09	2,691.09	1,591.09	1,591.09	1,691.09	1,431.09	2,001.09	1,001.09	1,551.09	23,043.08	20,156.00
NET OPERATING INCOME	23,068.91	-3,156.09	-1,991.09	-1,816.09	-2,691.09	-1,591.09	-1,591.09	-1,691.09	-1,431.09	-2,001.09	-1,001.09	-1,551.09	2,556.92	5,896.00
NON-OPERATING EXPENSES														
Replacement Reserve		2,500.00											2,500.00	2,500.00
TOTAL NON-OPERATING EXPENSES	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
NET INCOME	23,068.91	-5,656.09	-1,991.09	-1,816.09	-2,691.09	-1,591.09	-1,591.09	-1,691.09	-1,431.09	-2,001.09	-1,001.09	-1,551.09	56.92	3,393.00