

**Jade Winds COA**  
**2019 Adopted**  
**Budget**  
January through December 2019

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Change</u>	<u>Per Unit Per Month</u>		
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Assessments</b>	57,062.00	57,062.00	0.00		<b>2 Bed</b>	<b>1 Bed</b>
<b>Laundry Income</b>	2,000.00	2,000.00	0.00		<b>\$ 326</b>	<b>\$ 261</b>
<b>Late Fees</b>	150.00	300.00	150.00			<b>\$ 93</b>
<b>Total Income</b>	<u>59,212.00</u>	<u>59,362.00</u>	<u>150.00</u>			
<b>Expense</b>						
<b>Administration</b>						
<b>Management Fees</b>	4,800.00	4,800.00	0.00			
<b>Office Expense</b>	233.00	234.00	1.00			
<b>Billing &amp; Debt Collection</b>	72.00	72.00	0.00			
<b>Postage and Delivery</b>	120.00	150.00	30.00			
<b>Licenses and Permits</b>	142.00	142.00	0.00			
<b>Total Administration</b>	<u>5,367.00</u>	<u>5,398.00</u>	<u>31.00</u>			
<b>Common Expenses</b>						
<b>Insurance</b>						
<b>Wind</b>	14,823.00	0.00	-14,823.00			
<b>Flood Insurance</b>	6,975.00	8,000.00	1,025.00			
<b>Property/Wind</b>	4,580.00	17,555.00	12,975.00			
<b>Liability Ins.</b>	3,731.00	3,266.00	-465.00			
<b>D &amp; O Insurance</b>	831.00	1,200.00	369.00			
<b>Total Insurance</b>	<u>30,940.00</u>	<u>30,021.00</u>	<u>-919.00</u>			
<b>Total Common Expenses</b>	30,940.00	30,021.00	-919.00			
<b>Repairs &amp; Maintenance</b>						
<b>Common Area Expenses</b>	0.00	1,920.00	1,920.00			
<b>Building Repairs</b>	2,400.00	3,600.00	1,200.00			
<b>Pest Control</b>						
<b>Termite Bond</b>	275.00	275.00	0.00			
<b>Annual Pest Control</b>	530.00	538.00	8.00			
<b>Total Pest Control</b>	<u>805.00</u>	<u>813.00</u>	<u>8.00</u>			
<b>Laundry Machines</b>	1,470.00	1,470.00	0.00			
<b>Landscaping</b>	1,200.00	1,877.00	677.00			
<b>Total Repairs &amp; Maintenance</b>	<u>5,875.00</u>	<u>9,680.00</u>	<u>3,805.00</u>			
<b>Professional Fees</b>						
<b>Accounting</b>	650.00	700.00	50.00			
<b>Legal Fees</b>	240.00	600.00	360.00			
<b>Total Professional Fees</b>	<u>890.00</u>	<u>1,300.00</u>	<u>410.00</u>			
<b>Utilities</b>						
<b>Gas and Electric</b>	960.00	875.00	-85.00			
<b>Water</b>	12,180.00	9,088.00	-3,092.00			
<b>Total Utilities</b>	<u>13,140.00</u>	<u>9,963.00</u>	<u>-3,177.00</u>			
<b>Total Expense</b>	56,212.00	56,362.00	150.00			
<b>Net Ordinary Income</b>	3,000.00	3,000.00	0.00			
<b>Other Income/Expense</b>						
<b>Other Expense</b>						
<b>Reserve Funding</b>						
<b>Roof</b>	1,000.00	1,500.00	500.00			
<b>Dock</b>	1,000.00	0.00	-1,000.00			
<b>Paving</b>	1,000.00	1,500.00	500.00			
<b>Total Reserve Funding</b>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>			
<b>Total Other Expense</b>	3,000.00	3,000.00	0.00			
<b>Net Other Income</b>	-3,000.00	-3,000.00	0.00			
<b>Net Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>			