

Statement of Income
The Windermere North HOA Association
 From Jun 01, 2018 to Apr 30, 2019

Account #	Description	April			Year - to - Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
30010	HOA Fees	\$0.00	\$0.00	\$0.00	\$117,360.00	\$117,360.00	\$0.00	\$117,360.00
36200	Late Fee Revenue	\$0.00		\$0.00	\$602.50		\$602.50	
36300	Other Revenues	\$0.00		\$0.00	\$50.00		\$50.00	
TOTAL REVENUE:		\$0.00	\$0.00	\$0.00	\$118,012.50	\$117,360.00	\$652.50	\$117,360.00
EXPENSES								
Repairs and Maintenance								
42410	R&M - General	\$0.00	\$125.00	\$(125.00)	\$1,041.79	\$1,375.00	\$(333.21)	\$1,500.00
42500	R & M - Electrical	\$0.00	\$291.67	\$(291.67)	\$3,621.45	\$3,208.37	\$413.08	\$3,500.00
Total Repairs and Maintenance:		\$0.00	\$416.67	\$(416.67)	\$4,663.24	\$4,583.37	\$79.87	\$5,000.00
Utilities								
44000	Utilities - Electricity	\$67.67	\$145.83	\$(78.16)	\$1,412.12	\$1,604.13	\$(192.01)	\$1,750.00
Total Utilities:		\$67.67	\$145.83	\$(78.16)	\$1,412.12	\$1,604.13	\$(192.01)	\$1,750.00
Outside Maintenance and Security Services								
45300	Outside Maintenance - Landscaping	\$0.00	\$8,000.00	\$(8,000.00)	\$35,781.90	\$40,000.00	\$(4,218.10)	\$48,000.00
45350	Outside Maintenance - Trees & Shrubs	\$0.00	\$0.00	\$0.00	\$1,367.96	\$2,800.00	\$(1,432.04)	\$3,500.00
45400	Outside Maintenance - Snow Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$(1,000.00)	\$1,000.00
Total Outside Maintenance and Security Services:		\$0.00	\$8,000.00	\$(8,000.00)	\$37,149.86	\$43,800.00	\$(6,650.14)	\$52,500.00
Administrative and General Expenses								
50350	Admin - Legal Fees	\$0.00	\$1,500.00	\$(1,500.00)	\$2,050.00	\$16,500.00	\$(14,450.00)	\$18,000.00
50400	Admin - Management Fees	\$1,890.00	\$1,890.00	\$0.00	\$20,790.00	\$20,790.00	\$0.00	\$22,680.00
50600	Admin - Collection fees	\$0.00		\$0.00	\$2,418.18		\$2,418.18	
51200	Admin - Data Processing	\$0.00		\$0.00	\$250.00		\$250.00	
51710	Admin - Mail-Out Expenses	\$0.00		\$0.00	\$514.08		\$514.08	
52100	Admin - Postage/Mailing expense	\$0.00	\$416.67	\$(416.67)	\$0.00	\$4,583.37	\$(4,583.37)	\$5,000.00

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52530	Admin - Courier	\$0.00		\$0.00	\$13.39		\$13.39	
60000	Other - Miscellaneous/Contingencies	\$0.00	\$520.42	\$(520.42)	\$240.00	\$5,724.62	\$(5,484.62)	\$6,245.00
60030	Other - AGM Expense	\$0.00	\$291.67	\$(291.67)	\$3,891.40	\$3,208.37	\$683.03	\$3,500.00
75000	Fixed Expenses - Insurance & Appraisal	\$0.00	\$220.83	\$(220.83)	\$0.00	\$2,429.13	\$(2,429.13)	\$2,650.00
90200	Bank Charges	\$0.00	\$2.92	\$(2.92)	\$38.20	\$32.12	\$6.08	\$35.00
Total Administrative and General Expenses:		\$1,890.00	\$4,842.51	(\$2,952.51)	\$30,205.25	\$53,267.61	(\$23,062.36)	\$58,110.00
TOTAL EXPENSES:		\$1,957.67	\$13,405.01	(\$11,447.34)	\$73,430.47	\$103,255.11	(\$29,824.64)	\$117,360.00
Net Income:		(\$1,957.67)	(\$13,405.01)	\$11,447.34	\$44,582.03	\$14,104.89	\$30,477.14	\$0.00