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WINDSOR GATE BUDGET 2014				
Operating Revenues and Expenses				
	A/C No.	Budget 2013	Budget 2014	Diff
Revenues				
Condominium Fees	310	751,130.00	751,130.00	
Garage Fees	315	15,708.00	15,708.00	
Club Room Income	325	4,000.00	4,000.00	
Late Charges	365	3,000.00	3,000.00	
Interest Income				
Other Revenues	390			
Total Income		773,838.00	773,838.00	- 0.00%
Accounting Exp	404	7,000.00	7,250.00	
Bank Charges	410	100.00		
Insurance Business	420	85,000.00	90,000.00	
Bad Debt	421	10,000.00	10,000.00	
Depreciation	423	4,000.00	4,000.00	
Licenses	425	250.00	250.00	
Management Fee	430	55,320.00	57,504.00	
Office Expense	435			
Postage Expense	440	1,500.00	1,500.00	
Printing Expense	445	2,800.00	2,800.00	
Professional & Legal	450	1,000.00	1,000.00	
Collections	451			
Taxes	455			
Misc Exp	460	3,000.00	3,000.00	
Annual Meeting	462	600.00	600.00	
Total Administrative		170,570.00	177,904.00	7,334.00 4.30%
Pool Mgmt & Supplies	475	18,000.00	24,000.00	
Clubhouse Coordinator	478		1,200.00	
Furniture & Fixtures-Club House	484	5,000.00	5,000.00	
Social Committee	487	1,000.00	750.00	
Total Clubhouse and Pool Expenses		24,000.00	30,950.00	6,950.00 28.96%
Maintenance Wages	492	28,080.00	29,328.00	
Misc Labor	495	3,500.00	2,000.00	
Maintenance Supplies	501	14,000.00	14,000.00	
Small Equipment	507	600.00	1,000.00	
Cleaning Supplies	510	1,200.00	1,755.00	
Ground Supplies	513			
Pest Control	515	4,700.00	5,160.00	
Total Staff Wages & Expenses		52,080.00	53,243.00	1,163.00 2.23%
Building Repair	523	35,000.00	45,000.00	
Parking Area Maint	525	5,000.00	4,000.00	
Misc Repair & Maint	528	65,000.00	65,000.00	
Ground Maint	531	70,000.00	70,000.00	
Sprinkler System	535	6,000.00	6,000.00	
Snow Removal	538	12,000.00	12,000.00	
Plumbing Repair	541	4,600.00	4,600.00	
Lighting Expense	545			
Total Repair & Maint		197,600.00	206,600.00	9,000.00 4.55%

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	A/C	Budget 2013	Budget 2014	Diff	
Gas & Electric Exp	553	35,000.00	37,000.00		
Water/Sewer	555	137,000.00	137,000.00		
Trash Removal Exp	558	13,400.00	13,700.00		
Telephone	561	2,500.00	3,200.00		
Total Utilities		187,900.00	190,900.00	3,000.00	1.60%
Total Expense		632,150.00	659,597.00	27,447.00	4.34%
Revenue over Expense		141,688.00	114,241.00	-27,447.00	-19.37%
Transfer to Reserve	805	235,000.00	205,000.00	-30,000.00	-12.77%
Net Operating Income		(93,312.00)	(90,759.00)	2,553.00	(0.03)