

**Wind Meadows Corporation**  
**Profit and Loss Report**  
**1/1/2021 - 12/31/2021**

1/1/2021 - 12/31/2021

Accounts	Actual	Budget	Variance	Annual Budget
<b>Income</b>				
<u>Income</u>				
3010 - Monthly Assessments	\$756,275.50	\$743,628.00	\$12,647.50	\$743,628.00
3011 - Capital Allocation	(\$103,178.04)	(\$103,178.00)	(\$0.04)	(\$103,178.00)
3012 - PSA Allocation to LC/CA	(\$175,344.00)	(\$175,344.00)	\$0.00	(\$175,344.00)
3013 - PSA Allocation to Admin	(\$127,243.92)	(\$127,244.00)	\$0.08	(\$127,244.00)
3014 - Transfer to Res-Seal Coating	(\$324.96)	(\$325.00)	\$0.04	(\$325.00)
3015 - Transfer to Res-Painting	(\$3,300.00)	(\$3,300.00)	\$0.00	(\$3,300.00)
3021 - LC/CA Allocation - PSA 1	\$37,731.96	\$37,732.00	(\$0.04)	\$37,732.00
3022 - LC/CA Allocation - PSA 2	\$16,092.00	\$16,092.00	\$0.00	\$16,092.00
3023 - LC/CA Allocation - PSA 3	\$11,652.96	\$11,653.00	(\$0.04)	\$11,653.00
3024 - LC/CA Allocation - PSA 4	\$61,592.04	\$61,592.00	\$0.04	\$61,592.00
3025 - LC/CA Allocation - PSA 5	\$3,329.04	\$3,329.00	\$0.04	\$3,329.00
3026 - LC/CA Allocation - PSA 6	\$15,537.00	\$15,537.00	\$0.00	\$15,537.00
3027 - LC/CA Allocation - PSA 7	\$20,531.04	\$20,531.00	\$0.04	\$20,531.00
3028 - LC/CA Allocation - PSA 8	\$8,877.96	\$8,878.00	(\$0.04)	\$8,878.00
3031 - Admin Allocation - PSA 1	\$27,381.96	\$27,382.00	(\$0.04)	\$27,382.00
3032 - Admin Allocation - PSA2	\$11,676.96	\$11,677.00	(\$0.04)	\$11,677.00
3033 - Admin Allocation - PSA 3	\$8,456.04	\$8,456.00	\$0.04	\$8,456.00
3034 - Admin Allocation - PSA 4	\$44,696.04	\$44,696.00	\$0.04	\$44,696.00
3035 - Admin Allocation - PSA 5	\$2,415.96	\$2,416.00	(\$0.04)	\$2,416.00
3036 - Admin Allocation - PSA 6	\$11,274.96	\$11,275.00	(\$0.04)	\$11,275.00
3037 - Admin Allocation - PSA 7	\$14,898.96	\$14,899.00	(\$0.04)	\$14,899.00
3038 - Admin Allocation - PSA 8	\$6,443.04	\$6,443.00	\$0.04	\$6,443.00
3131 - Late Fees	\$1,811.00	\$0.00	\$1,811.00	\$0.00
3150 - Guest Fees - Tennis Courts	\$770.47	\$1,500.00	(\$729.53)	\$1,500.00
3155 - Guest Fees - Pool	\$3,212.24	\$0.00	\$3,212.24	\$0.00
3160 - Cleaning Fees	\$3,780.00	\$5,000.00	(\$1,220.00)	\$5,000.00
3170 - Tree Fund Income	\$25.00	\$0.00	\$25.00	\$0.00
3180 - Capital Contribution Transfer Fee	\$6,400.00	\$0.00	\$6,400.00	\$0.00
3190 - Bench Donation Income	\$600.00	\$0.00	\$600.00	\$0.00
3195 - Special Limited Memberships	\$1,344.00	\$0.00	\$1,344.00	\$0.00
3200 - Ice Cream Sales Income	\$725.31	\$0.00	\$725.31	\$0.00
3205 - Social Clubs Income	\$83.36	\$0.00	\$83.36	\$0.00
3840 - Interest Income	\$137.91	\$0.00	\$137.91	\$0.00
9011 - Spec Assess Income-PSA 1	\$5,440.00	\$0.00	\$5,440.00	\$0.00
9014 - Spec Assess. Income-PSA 4	\$150.00	\$0.00	\$150.00	\$0.00
9016 - Spec Assess. Income-PSA 6	\$13,000.00	\$0.00	\$13,000.00	\$0.00
<u>Total Income</u>	\$686,951.79	\$643,325.00	\$43,626.79	\$643,325.00
<b>Total Income</b>	\$686,951.79	\$643,325.00	\$43,626.79	\$643,325.00
<b>Expense</b>				
<u>Expense</u>				
6131 - Contingency Expense	\$3,000.64	\$0.00	(\$3,000.64)	\$0.00
<u>Total Expense</u>	\$3,000.64	\$0.00	(\$3,000.64)	\$0.00
<u>LC Expenses</u>				
6011 - TC - Supplies & Utilities	\$1,289.21	\$1,200.00	(\$89.21)	\$1,200.00
6012 - TC - Repair & Maint.	\$1,312.50	\$1,500.00	\$187.50	\$1,500.00
6020 - LC/CA Utilities	\$7,897.89	\$8,500.00	\$602.11	\$8,500.00
6021 - LC/CA Supplies	\$1,265.92	\$1,500.00	\$234.08	\$1,500.00
6022 - LC/CA - Repair & Maint.	\$8,244.91	\$7,000.00	(\$1,244.91)	\$7,000.00

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6030 - Pool - Guard & Staff	\$22,125.50	\$24,340.00	\$2,214.50	\$24,340.00
6031 - Pool - Supplies & Utilities	\$8,104.34	\$8,500.00	\$395.66	\$8,500.00
6032 - Pool- Repairs & Maint.	\$11,961.15	\$12,000.00	\$38.85	\$12,000.00
6050 - Cleaning - Parties	\$1,650.00	\$3,500.00	\$1,850.00	\$3,500.00
6051 - Cleaning - General	\$470.00	\$2,500.00	\$2,030.00	\$2,500.00
6055 - Security Expense - LC/CA	\$309.75	\$1,000.00	\$690.25	\$1,000.00
6060 - Real Estate Taxes	\$5,503.59	\$5,500.00	(\$3.59)	\$5,500.00
6065 - Ice Cream Sales Expense	\$82.67	\$0.00	(\$82.67)	\$0.00
<b>Total LC Expenses</b>	<b>\$70,217.43</b>	<b>\$77,040.00</b>	<b>\$6,822.57</b>	<b>\$77,040.00</b>
<b>LC/CA Expenses</b>				
6069 - Grds. Maint. - General - CA	\$19,925.97	\$15,000.00	(\$4,925.97)	\$15,000.00
6070 - Grds. Maint. - Cont. - CA	\$48,430.96	\$48,431.00	\$0.04	\$48,431.00
6071 - Snow Removal - LC	\$6,717.91	\$6,718.00	\$0.09	\$6,718.00
6072 - Insurance - LC/CA	\$6,503.29	\$4,355.00	(\$2,148.29)	\$4,355.00
6180 - Miscellaneous Expense	\$1,005.87	\$1,000.00	(\$5.87)	\$1,000.00
<b>Total LC/CA Expenses</b>	<b>\$82,584.00</b>	<b>\$75,504.00</b>	<b>(\$7,080.00)</b>	<b>\$75,504.00</b>
<b>General Expenses</b>				
6111 - Grds. Maint. - Contract	\$138,658.68	\$141,117.00	\$2,458.32	\$141,117.00
6112 - Grds. Maint. - General	\$41,016.93	\$52,116.00	\$11,099.07	\$52,116.00
6120 - Snow Removal	\$51,507.67	\$51,509.00	\$1.33	\$51,509.00
6121 - Building Maint.	\$80,252.21	\$64,078.00	(\$16,174.21)	\$64,078.00
6122 - Entrance/Parking Lights	\$2,534.84	\$4,374.00	\$1,839.16	\$4,374.00
6123 - Sump Pumps	\$560.15	\$500.00	(\$60.15)	\$500.00
6125 - Sewer Cleanout Expense	\$0.00	\$300.00	\$300.00	\$300.00
6126 - Insurance	\$69,651.63	\$48,448.00	(\$21,203.63)	\$48,448.00
6127 - Conting. Res. Trsf	\$1,095.00	\$1,095.00	\$0.00	\$1,095.00
<b>Total General Expenses</b>	<b>\$385,277.11</b>	<b>\$363,537.00</b>	<b>(\$21,740.11)</b>	<b>\$363,537.00</b>
<b>Admin Expenses</b>				
6162 - Admin Utilities	\$2,358.68	\$2,500.00	\$141.32	\$2,500.00
6163 - Office Supplies	\$10.00	\$0.00	(\$10.00)	\$0.00
6164 - Street Light - Electricity	\$3,047.87	\$4,400.00	\$1,352.13	\$4,400.00
6165 - Street Light - Supplies	\$3,954.13	\$2,980.00	(\$974.13)	\$2,980.00
6166 - Professional Services	\$12,360.94	\$7,000.00	(\$5,360.94)	\$7,000.00
6167 - Ins. - Directors Liability	\$220.00	\$420.00	\$200.00	\$420.00
6169 - Professional Management	\$101,195.10	\$109,944.00	\$8,748.90	\$109,944.00
<b>Total Admin Expenses</b>	<b>\$123,146.72</b>	<b>\$127,244.00</b>	<b>\$4,097.28</b>	<b>\$127,244.00</b>
<b>Special Assessment Expense</b>				
6181 - Special Assess Exp - PSA 1	\$11,540.00	\$0.00	(\$11,540.00)	\$0.00
6184 - Special Assess Exp - PSA 4	\$11,346.70	\$0.00	(\$11,346.70)	\$0.00
6185 - Special Assess Exp - PSA 5	\$550.00	\$0.00	(\$550.00)	\$0.00
<b>Total Special Assessment Expense</b>	<b>\$23,436.70</b>	<b>\$0.00</b>	<b>(\$23,436.70)</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$687,662.60</b>	<b>\$643,325.00</b>	<b>(\$44,337.60)</b>	<b>\$643,325.00</b>
Operating Net Income	(\$710.81)	\$0.00	(\$710.81)	\$0.00
<b>Reserve Income</b>				
<b>Reserve Income</b>				
9100 - Cap. Res. Interest Income	\$504.56	\$0.00	\$504.56	\$0.00

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9995 - Trsf. to Cap. Reserve	\$103,178.04	\$103,178.00	\$0.04	\$103,178.00
9996 - Trsf. to Reserves-Seal Coating	\$324.96	\$325.00	(\$0.04)	\$325.00
9997 - Trsf. to Reserves-Painting	\$3,300.00	\$3,300.00	\$0.00	\$3,300.00
<u>Total Reserve Income</u>	\$107,307.56	\$106,803.00	\$504.56	\$106,803.00
<b>Total Reserve Income</b>	\$107,307.56	\$106,803.00	\$504.56	\$106,803.00
<b>Reserve Expense</b>				
<u>Expense</u>				
7000 - Capital Expenses	\$67,085.83	\$0.00	(\$67,085.83)	\$0.00
<u>Total Expense</u>	\$67,085.83	\$0.00	(\$67,085.83)	\$0.00
<b>Total Reserve Expense</b>	\$67,085.83	\$0.00	(\$67,085.83)	\$0.00
Reserve Net Income	\$40,221.73	\$106,803.00	(\$66,581.27)	\$106,803.00
Net Income	\$39,510.92	\$106,803.00	(\$67,292.08)	\$106,803.00

**Wind Meadows Corporation**  
**Balance Sheet**  
**12/31/2021**

**Assets**Capital Reserve

1074C - Capital Reserve-CAB PSA 4	\$6,999.96
1077C - Capital Reserve-CAB PSA 7	\$1,565.73

Capital Reserve Total


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\$8,565.69

Cash - Contingency

1082C - Svgs Contingency CAB - PSA 2	\$434.40
1084C - Svgs Contingency CAB - PSA 4	\$345.39
1088/8C - Svgs Conting CAB - PSA 8	\$1,472.40
1088C - Svgs Contingency CAB - LC	\$1,605.60

Cash - Contingency Total


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\$3,857.79

Cash - Reserves

1071C - Capital Reserve-CAB PSA 1	\$113,839.31
1072C - Capital Reserve-CAB PSA 2	\$30,087.57
1073C - Capital Reserve-CAB PSA 3	\$20,856.75
1075C - Capital Reserve - CAB PSA 5	\$3,828.73
1076C - Capital Reserve-CAB PSA 6	\$19,221.17
1078/8C - Capital Reserve-CAB PSA 8	\$26,630.52
1078C - Capital Reserve-CAB LC	\$69,838.49
1079C - L/C-Cash-Tree Fund Account	\$2,530.27
1080C - Capital Contrib/Transfer Fees - LC	\$6,400.00
1080P - Cash - Reserves - Painting - PSA 5	\$3,300.00
1080S - Cash - Reserves - Seal Coating - PSA 5	\$324.96
1089C - LC - Cash - Bench Donations	\$600.00
1090C - LC - Cash - Special Limited Memberships	\$1,344.00

Cash - Reserves Total


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\$298,801.77

Cash Operating

1020 - Cash - Checking - CAB	\$96,101.87
1021 - Cash - Special Assessment - PSA 1	\$11,118.90
1024 - Cash- Special Assess - PSA 4	\$25,715.91
1025 - Cash-Special Assessment - PSA 5	\$1,991.24
1026 - Cash/Svgs. Spec Assess - PSA 6	\$16,000.00

Cash Operating Total


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\$150,927.92

*Assets Total*

\$462,153.17

**Liabilities and Equity**Retained Earnings

\$422,642.25

Net Income

\$39,510.92

*Liabilities & Equity Total*

\$462,153.17