

99 WYATT BUDGET PERIOD ENDING 12/31/20

	2020 BUDGET	YEAR TO DATE	DEC
REVENUE:			
REGIME @ \$240/month	115200	113580.00	6720.00
TRANSFER FEE	0	1370.00	0.00
FINES	0	0.00	0.00
PARKING SPACES	7175	8250.00	0.00
INSURANCE INCOME	0	13123.97	0.00
TOTAL REVENUE	122375	136323.97	6720.00
DISBURSEMENTS:			
MAINTENANCE:			
BUILDING	5500	16949.25	155.00
GROUND	10740	10725.00	945.00
TRASH CONTROL	400	0.00	0.00
PEST CONTROL	2000	1887.20	322.70
TERMITE WARRANTY	500	500.00	0.00
SPRINKLER INSPECTION	750	1110.52	0.00
UTILITIES:			
ELECTRICITY	5350	5231.84	448.71
WATER/SEWER	26000	25856.66	2754.22
GARBAGE	2800	2559.60	190.80
ADMINISTRATIVE:			
MANAGEMENT	8262	10037.00	832.25
ACCOUNTING	1600	262.24	0.00
FILE STORAGE	150	150.00	0.00
SUPPLIES	423	570.29	89.10
POSTAGE	100	36.45	21.45
TAXES/LICENSES	50	35.08	0.00
BANK CHARGES	0	0.00	0.00
INSURANCE	19000	20636.50	2182.69
WATER LOSS	0	8054.46	0.00
CONTINGENCY	4000	396.89	0.00
TRANSFER TO RESERVE	20000	20000.00	5000.00
TOTAL DISBURSEMENTS	107625	124998.98	12941.92
CASH GAIN (loss)	14750	11324.99	-6221.92
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2020 BEGINNING BAL.	4027.20		
PERIOD ENDING BALANCE	15352.19		

99 WYATT 2020 RESERVE BUDGET PERIOD ENDING 12/31/20

	2020 BUDGET	YEAR TO DATE	DEC
REVENUE:			
FROM OPERATING BUDGET	20000	20000.00	5000.00
TOTAL REVENUE	20000	20000.00	5000
DISBURSEMENTS:			
WASH BUILDINGS	2650	2435.00	0.00
TOTAL DISBURSEMENTS	2650	2435.00	0
CASH GAIN (loss)	17350	17565.00	5000.00

2020 Beginning Balance	48451.60
Period Ending Balance	66016.60

**99 WYATT
BUILDING REPAIRS
2020**

Jan-20 None

Feb-20 CSI - cleaned gutters	\$	288.65
CSI - closed all cables boxes & took photo for risk assessor	\$	30.00
CSI - #212 leaking into 214 after hour call	\$	186.20
Removed washed out gravel from parking lot, filled holes		
CSI - #216 removed vinyl siding & checked sill for water damage, none found	\$	50.00

Mar-20 Carpet Max - #214 extract water, remove 75ft laminate/underlayment, 1 lg dehum 3 days, 2 air movers 3 days, daily inspections	\$	560.00
Wholesale Direct Carpets, Inc - #214	\$	2,910.96
CSI - #216 repaired wall from previous leak	\$	438.50

Apr-20 None

May-20 ET Flooring - replaced flooring in #713 & #716	\$	5,014.34
ET Flooring - #214 installed laminate, shoe mold moved appliances	\$	1,326.00

Jun-20 CSI - #613 replaced 5 decking boards at rear	\$	370.75
Carpet Max - #214 removed stains	\$	65.00
CSI - #113 repaired gutter from tree falling	\$	941.25
#411 replaced decking boards & loose railing		

Jul-20 CSI - #716 water heater leaked into #713, drywall damage, #214 removed d/w, reinstalled lavatory toilet in 1/2 bath, #515 tightened railing on back deck	\$	3,236.25
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Aug-20 ET Flooring - !112 repaired LVP in living room and kitchen	\$	125.00
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Sep-20 CSI - Bldg 7 repaired rotten wood on steps, Bldg 4 repaired soffit	\$	162.60
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CSI #312 repaired leak in kitchen behind sink	\$	75.00
ET Flooring - #113 glue down hardwood in bathroor	\$	595.80

Oct-20 CSI - #113 reset toilet & corrected flange as needed	\$	108.60
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Nov -20 CSI - Bld 7 - repaired nails sticking up on railings	\$	15.00
CSI -Bld 4 -Manufacture and replaced facia east end	\$	294.35

Dec-20 CSI - Placed gravel at lower shoulder, covered wire replaced cable box cover	\$	155.00
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TOTAL	\$	16,949.25
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99 WYATT CONTINGENCY - 2020

Jan-20	None		
Feb-20	CSI - Put out rat poison in attic for bats	\$	98.20
Mar-20	None		
Apr-20	None		
May-20	CSI - removed fallen limbs from storm	\$	65.00
Jun-20	None		
Jul-20	CSI - Fill pothole at end of sidewalk with gravel	\$	65.00
	CSI - Removed fallen tree limb at stop sign	\$	40.00
Aug-20	None		
Sep-20	None		
Oct-20	CSI - Installed gravel in lower parking lot	\$	128.69
Nov-20	None		
Dec-20	None		
TOTAL:		\$	396.89