

Budget Detail

4 Degrees Real Estate

Properties: Meadowwood Homeowners Association (MWHOA) - 915 W 2nd Ave Spokane, WA 99201

Period Range: Jan 2021 to Dec 2021

Consolidate: No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
Meadowwood Homeowners Association (MWHOA) - 915 W 2nd Ave Spokane, WA 99201															
Income															
4000	INCOME														
4150	Association Assessments	171,600.00	0.00	0.00	0.00	0.00	171,600.00	0.00	0.00	0.00	0.00	0.00	0.00	343,200.00	91.72
4000	Total INCOME	171,600.00	0.00	0.00	0.00	0.00	171,600.00	0.00	0.00	0.00	0.00	0.00	0.00	343,200.00	91.72
4400	OTHER INCOME														
4170	Income - Miscellaneous	31,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,000.00	8.28
4400	Total OTHER INCOME	31,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,000.00	8.28
	Total Budgeted Income	202,600.00	0.00	0.00	0.00	0.00	171,600.00	0.00	0.00	0.00	0.00	0.00	0.00	374,200.00	100.00
Expense															
5000	OPERATING EXPENSES														
5009	Reserves Contribution	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	20,796.00	5.96
5000	Total OPERATING EXPENSES	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	1,733.00	20,796.00	5.96
5100	ADMINISTRATIVE EXPENSES														
5101	Administrative Expenses	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.57
5117	Liens or other legal filings	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.43
5125	Management Fee	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	7,553.00	90,636.00	25.99

Budget Detail

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
5130	Office Supplies/ Postage	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.43
5100	Total ADMINISTRATIVE EXPENSES	10,386.34	8,386.34	8,386.34	8,386.34	8,386.34	8,386.34	8,386.34	8,386.34	8,386.32	8,386.32	8,386.32	8,386.32	102,636.00	29.43
5300	MAINTENANCE AND REPAIRS														
5331	Landscape - Snow Removal	3,000.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00	7,500.00	2.15
5333	Landscape - Lawn Care	0.00	0.00	13,200.00	12,200.00	12,200.00	12,200.00	12,200.00	12,200.00	12,200.00	12,200.00	12,200.00	0.00	110,800.00	31.77
5338	Landscape - Fencing/ Gate	0.00	0.00	0.00	0.00	0.00	15,500.00	0.00	0.00	0.00	0.00	0.00	0.00	15,500.00	4.44
5300	Total MAINTENANCE AND REPAIRS	3,000.00	1,500.00	13,200.00	12,200.00	12,200.00	27,700.00	12,200.00	12,200.00	12,200.00	12,200.00	13,200.00	2,000.00	133,800.00	38.36
5500	LEGAL AND OTHER PROFESSIONAL FEES														
5502	Accounting & Bookkeeping	0.00	0.00	0.00	6,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,550.00	1.88
5500	Total LEGAL AND OTHER PROFESSIONAL FEES	0.00	0.00	0.00	6,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,550.00	1.88
5700	INSURANCE EXPENSE														
5704	Insurance - Other	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.66	916.66	916.66	916.66	11,000.00	3.15
5700	Total INSURANCE EXPENSE	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.66	916.66	916.66	916.66	11,000.00	3.15
6170	UTILITIES														
6171	Electricity	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.66	3,416.66	3,416.66	3,416.66	41,000.00	11.76

Budget Detail

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
6177	Water/Utility charge	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00	9.46
6170	Total UTILITIES	6,166.67	6,166.67	6,166.67	6,166.67	6,166.67	6,166.67	6,166.67	6,166.67	6,166.66	6,166.66	6,166.66	6,166.66	74,000.00	21.22
	Total Budgeted Expense	22,202.68	18,702.68	30,402.68	35,952.68	29,402.68	44,902.68	29,402.68	29,402.68	29,402.64	29,402.64	30,402.64	19,202.64	348,782.00	100.00
	Total Budgeted Income	202,600.00	0.00	0.00	0.00	0.00	171,600.00	0.00	0.00	0.00	0.00	0.00	0.00	374,200.00	100.00
	Total Budgeted Expense	22,202.68	18,702.68	30,402.68	35,952.68	29,402.68	44,902.68	29,402.68	29,402.68	29,402.64	29,402.64	30,402.64	19,202.64	348,782.00	100.00
	Net Operating Income	180,397.32	-18,702.68	-30,402.68	-35,952.68	-29,402.68	126,697.32	-29,402.68	-29,402.68	-29,402.64	-29,402.64	-30,402.64	-19,202.64	25,418.00	100.00

Budget Detail

4 Degrees Real Estate

Properties: Garden Ridge (GRMW) - Garden Ridge Liberty Lake, WA 99019

Period Range: Jan 2021 to Dec 2021

Consolidate: No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
Garden Ridge (GRMW) - Garden Ridge Liberty Lake, WA 99019															
Income															
4000	INCOME														
4150	Association Assessments	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	81,000.00	59.33
4000	Total INCOME	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	81,000.00	59.33
4400	OTHER INCOME														
4170	Income - Miscellaneous	55,527.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,527.00	40.67
4400	Total OTHER INCOME	55,527.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,527.00	40.67
	Total Budgeted Income	75,777.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	136,527.00	100.00
Expense															
5000	OPERATING EXPENSES														
5009	Reserves Contribution	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00	7.56
5000	Total OPERATING EXPENSES	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00	7.56
5300	MAINTENANCE AND REPAIRS														
5331	Landscape - Snow Removal	3,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,000.00	7,000.00	6.54
5333	Landscape - Lawn Care	0.00	0.00	7,002.00	7,002.00	7,002.00	7,005.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	0.00	63,021.00	58.84
5344	MWHOA Assessment Contribution	9,720.00	0.00	0.00	0.00	0.00	0.00	9,720.00	0.00	0.00	0.00	0.00	0.00	19,440.00	18.15

Budget Detail

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
5362	Contractor - General Repairs	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.51
5300	Total MAINTENANCE AND REPAIRS	13,220.00	1,000.00	7,552.00	7,002.00	7,002.00	7,005.00	16,722.00	7,002.00	7,002.00	7,002.00	7,502.00	2,000.00	90,011.00	84.04
6170	UTILITIES														
6171	Electricity	583.34	583.34	583.34	583.34	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00	6.54
6177	Water/Utility charge	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00	1.87
6170	Total UTILITIES	750.01	750.01	750.01	750.01	750.00	750.00	750.00	750.00	749.99	749.99	749.99	749.99	9,000.00	8.40
	Total Budgeted Expense	14,645.01	2,425.01	8,977.01	8,427.01	8,427.00	8,430.00	18,147.00	8,427.00	8,426.99	8,426.99	8,926.99	3,424.99	107,111.00	100.00
	Total Budgeted Income	75,777.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	136,527.00	100.00
	Total Budgeted Expense	14,645.01	2,425.01	8,977.01	8,427.01	8,427.00	8,430.00	18,147.00	8,427.00	8,426.99	8,426.99	8,926.99	3,424.99	107,111.00	100.00
	Net Operating Income	61,131.99	-2,425.01	-8,977.01	11,822.99	-8,427.00	-8,430.00	2,103.00	-8,427.00	-8,426.99	11,823.01	-8,926.99	-3,424.99	29,416.00	100.00

Budget Detail

4 Degrees Real Estate

Properties: Gray Hawk (GHMW) - Gray Hawk Liberty Lake, WA 99019

Period Range: Jan 2021 to Dec 2021

Consolidate: No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
Gray Hawk (GHMW) - Gray Hawk Liberty Lake, WA 99019															
Income															
4000	INCOME														
4150	Association Assessments	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	26,400.00	64.89
4000	Total INCOME	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	26,400.00	64.89
4400	OTHER INCOME														
4170	Income - Miscellaneous	14,286.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,286.00	35.11
4400	Total OTHER INCOME	14,286.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,286.00	35.11
	Total Budgeted Income	20,886.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	40,686.00	100.00
Expense															
5000	OPERATING EXPENSES														
5009	Reserves Contribution	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00	37.99
5000	Total OPERATING EXPENSES	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00	37.99
5100	ADMINISTRATIVE EXPENSES														
5116	Legal - Other Fees	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1.76
5130	Office Supplies/ Postage	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00	0.53
5100	Total ADMINISTRATIVE EXPENSES	512.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	650.00	2.29

Budget Detail

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
5300	MAINTENANCE AND REPAIRS														
5331	Landscape - Snow Removal	750.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,000.00	7.04
5333	Landscape - Lawn Care	0.00	0.00	887.00	886.00	886.00	886.00	886.00	886.00	886.00	886.00	886.00	0.00	7,975.00	28.06
5344	MWHOHA Assessment Contribution	2,640.00	0.00	0.00	0.00	0.00	0.00	2,640.00	0.00	0.00	0.00	0.00	0.00	5,280.00	18.58
5362	Contractor - General Repairs	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,000.00	3.52
5300	Total MAINTENANCE AND REPAIRS	3,390.00	750.00	1,387.00	886.00	886.00	886.00	3,526.00	1,386.00	886.00	886.00	886.00	500.00	16,255.00	57.19
6170	UTILITIES														
6171	Electricity	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00	1.27
6177	Water/Utility charge	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00	1.27
6170	Total UTILITIES	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00	2.53
	Total Budgeted Expense	4,862.50	1,722.50	2,359.50	1,858.50	1,858.50	1,858.50	4,498.50	2,358.50	1,858.50	1,858.50	1,858.50	1,472.50	28,425.00	100.00
	Total Budgeted Income	20,886.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	6,600.00	0.00	0.00	40,686.00	100.00
	Total Budgeted Expense	4,862.50	1,722.50	2,359.50	1,858.50	1,858.50	1,858.50	4,498.50	2,358.50	1,858.50	1,858.50	1,858.50	1,472.50	28,425.00	100.00
	Net Operating Income	16,023.50	-1,722.50	-2,359.50	4,741.50	-1,858.50	-1,858.50	2,101.50	-2,358.50	-1,858.50	4,741.50	-1,858.50	-1,472.50	12,261.00	100.00

Budget Detail

4 Degrees Real Estate

Properties: Rocky Hill (RHMW) - Rocky Hill HOA C/O 4 Degrees 915 W 2nd Ave 915 W 2nd Ave Spokane, WA 99201

Period Range: Jan 2021 to Dec 2021

Consolidate: No

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
Rocky Hill (RHMW) - Rocky Hill HOA C/O 4 Degrees 915 W 2nd Ave 915 W 2nd Ave Spokane, WA 99201															
Income															
4000	INCOME														
4150	Association Assessments	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	86,140.00	63.62
4000	Total INCOME	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	86,140.00	63.62
4400	OTHER INCOME														
4170	Income - Miscellaneous	49,254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,254.00	36.38
4400	Total OTHER INCOME	49,254.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,254.00	36.38
	Total Budgeted Income	70,789.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	135,394.00	100.00
Expense															
5000	OPERATING EXPENSES														
5009	Reserves Contribution	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00	9.73
5000	Total OPERATING EXPENSES	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00	9.73
5100	ADMINISTRATIVE EXPENSES														
5130	Office Supplies/ Postage	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.66	16.66	16.66	16.66	200.00	0.24
5100	Total ADMINISTRATIVE EXPENSES	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.66	16.66	16.66	16.66	200.00	0.24
5300	MAINTENANCE AND REPAIRS														

Budget Detail

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total	Percent
5331	Landscape - Snow Removal	2,500.00	3,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,500.00	11,500.00	13.82
5333	Landscape - Lawn Care	0.00	0.00	4,834.00	4,827.00	4,827.00	4,827.00	4,827.00	4,827.00	4,827.00	4,827.00	4,827.00	0.00	43,450.00	52.22
5335	Landscaping Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	1.20
5344	MWHOA Assessment Contribution	0.00	7,080.00	0.00	0.00	0.00	0.00	7,080.00	0.00	0.00	0.00	0.00	0.00	14,160.00	17.02
5300	Total MAINTENANCE AND REPAIRS	2,500.00	10,080.00	6,834.00	4,827.00	4,827.00	4,827.00	11,907.00	4,827.00	5,827.00	4,827.00	6,327.00	2,500.00	70,110.00	84.26
6170	UTILITIES														
6171	Electricity	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00	0.96
6177	Water/Utility charge	333.34	333.34	333.34	333.34	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00	4.81
6170	Total UTILITIES	400.01	400.01	400.01	400.01	400.00	400.00	400.00	400.00	399.99	399.99	399.99	399.99	4,800.00	5.77
	Total Budgeted Expense	3,591.68	11,171.68	7,925.68	5,918.68	5,918.67	5,918.67	12,998.67	5,918.67	6,918.65	5,918.65	7,418.65	3,591.65	83,210.00	100.00
	Total Budgeted Income	70,789.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	21,535.00	0.00	0.00	135,394.00	100.00
	Total Budgeted Expense	3,591.68	11,171.68	7,925.68	5,918.68	5,918.67	5,918.67	12,998.67	5,918.67	6,918.65	5,918.65	7,418.65	3,591.65	83,210.00	100.00
	Net Operating Income	67,197.32	-11,171.68	-7,925.68	15,616.32	-5,918.67	-5,918.67	8,536.33	-5,918.67	-6,918.65	15,616.35	-7,418.65	-3,591.65	52,184.00	100.00