

Townhomes At Windjammer Pointe

Balance Sheet

04/30/2019

Assets

Owner Receivables	9,793.54
Cash Operating - First Bank	19,225.87
Reserve Funds	
Reserve - First Bank	26,499.80
TOTAL Reserve Funds	26,499.80
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<u>Total Assets</u>	55,519.21

Liabilities

Owners Receivable Over Collected	5,445.04
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<u>Total Liabilities</u>	5,445.04

Net Worth

Reserve Funds	
Reserve Interest Earned	19.28
Reserve-Consolidated	46,723.40
Reserve Exp-Consolidated	(20,242.88)
TOTAL Reserve Funds	26,499.80
Retained Earnings	30,426.28
Net Income	(6,851.91)
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<u>Total Net Worth</u>	50,074.17
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<u>Total Net Worth and Liabilities</u>	55,519.21

Townhomes At Windjammer Pointe

Income and Expense Comparative Statement

From 04/01/2019 to 04/30/2019

	<u>April 2019</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues	13,764	13,764	55,055	55,053	2	165,165	150,144
Late fee-Nsf Charges	213	88	820	352	468	1,060	1,060
Total Revenues	13,977	13,852	55,875	55,405	470	166,225	151,204

Expenses

Operating Expenses

Accounting Fees	0	0	325	375	50	375	325
Administration Costs	144	167	636	668	32	2,000	2,000
Bad Debt	0	0	17,910	0	(17,910)	0	0
Deck Repair/Maint	0	42	0	168	168	500	1,000
Electric	148	146	575	584	9	1,750	1,875
Fence/Wall Repair	1,312	0	1,762	0	(1,762)	750	1,000
General Mx and Repair	0	125	0	500	500	1,500	2,000
Gutter Repair	0	208	0	832	832	2,500	2,500
Insurance Property/Liability	0	2,500	5,042	10,000	4,958	30,000	27,440
Insurance-Workmans Comp	303	378	303	378	75	378	350
Landscaping	980	208	1,140	832	(308)	2,500	3,000
Legal Expense	100	183	500	732	232	2,200	2,000
**Legal Reimb	(130)	0	(665)	0	665	0	(1,000)
Lawn Contract	990	942	3,720	3,768	48	11,300	10,800
Light (Electric) Maint/Repair	0	42	928	168	(760)	500	500
Management Fees	1,033	1,033	4,131	4,132	1	12,394	12,394
Pest Control	0	0	0	0	0	250	250
Gate-Maintenance	0	0	0	0	0	0	500
Roof Repair	0	250	685	1,000	315	3,000	3,500
Siding/Stucco Rpr/Rpl	55	42	55	168	113	500	500
Snow Removal	1,273	417	2,061	1,668	(393)	5,000	5,000
Street Repair/Sweep	0	42	0	168	168	500	500
Sprinkler Repair	0	256	0	256	256	1,800	1,720
Sump Pump Maint	0	83	0	332	332	1,000	1,400
Telephone	0	113	0	452	452	1,356	1,356
Trash	851	983	3,427	3,932	505	11,800	11,800
Tree Maintenance	0	42	0	168	168	500	500

	<u>April 2019</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Water	100	2,000	356	2,480	2,124	14,800	14,000
TOTAL Operating Expenses	7,159	10,202	42,891	33,761	(9,130)	109,153	107,210
Reserve Funding							
Reserve Allocation Consolidated	4,869	4,869	19,476	19,476	0	58,428	44,000
TOTAL Reserve Funding	4,869	4,869	19,476	19,476	0	58,428	44,000
Storm Water Fee	51	0	359	0	(359)	0	0
Total Expenses	12,079	15,071	62,726	53,237	(9,489)	167,581	151,210
Net Income	1,898	(1,219)	(6,851)	2,168	(9,019)	(1,356)	(6)