

Townhomes At Windjammer Pointe

Balance Sheet

07/31/2019

Assets

Owner Receivables	10,836.04
Cash Operating - First Bank	15,195.38
Reserve Funds	
Reserve - First Bank	34,766.08
TOTAL Reserve Funds	34,766.08
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<u>Total Assets</u>	<u>60,797.50</u>

Liabilities

Owners Receivable Over Collected	4,944.40
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<u>Total Liabilities</u>	<u>4,944.40</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	31.56
Reserve-Consolidated	61,330.40
Reserve Exp-Consolidated	(26,595.88)
TOTAL Reserve Funds	34,766.08
Retained Earnings	30,426.28
Net Income	(9,339.26)
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<u>Total Net Worth</u>	<u>55,853.10</u>
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<u>Total Net Worth and Liabilities</u>	<u>60,797.50</u>

Townhomes At Windjammer Pointe

Income and Expense Comparative Statement

From 07/01/2019 to 07/31/2019

	<u>July 2019</u>		<u>January to July</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	96,346	96,345	1	165,165	150,144
Late fee-Nsf Charges	197	88	1,415	616	799	1,060	1,060
Total Revenues	13,961	13,852	97,761	96,961	800	166,225	151,204

Expenses

Operating Expenses

Accounting Fees	0	0	325	375	50	375	325
Administration Costs	366	167	1,302	1,169	(133)	2,000	2,000
Bad Debt	0	0	17,910	0	(17,910)	0	0
Deck Repair/Maint	0	42	0	294	294	500	1,000
Electric	150	146	1,006	1,022	16	1,750	1,875
Fence/Wall Repair	0	250	1,762	750	(1,012)	750	1,000
General Mx and Repair	83	125	563	875	312	1,500	2,000
Gutter Repair	0	208	0	1,456	1,456	2,500	2,500
Insurance Property/Liability	2,969	2,500	16,890	17,500	610	30,000	27,440
Insurance-Workmans Comp	0	0	303	378	75	378	350
Landscaping	210	208	1,975	1,456	(519)	2,500	3,000
Legal Expense	0	183	746	1,281	535	2,200	2,000
**Legal Reimb	(75)	0	(941)	0	941	0	(1,000)
Lawn Contract	990	942	6,690	6,594	(96)	11,300	10,800
Light (Electric) Maint/Repair	0	42	928	294	(634)	500	500
Management Fees	1,033	1,033	7,230	7,231	1	12,394	12,394
Pest Control	0	75	0	125	125	250	250
Gate-Maintenance	0	0	0	0	0	0	500
Roof Repair	0	250	685	1,750	1,065	3,000	3,500
Siding/Stucco Rpr/Rpl	82	42	138	294	156	500	500
Snow Removal	0	417	2,061	2,919	858	5,000	5,000
Street Repair/Sweep	0	42	0	294	294	500	500
Sprinkler Repair	0	235	878	1,041	163	1,800	1,720
Sump Pump Maint	0	83	0	581	581	1,000	1,400
Telephone	0	113	0	791	791	1,356	1,356
Trash	893	983	6,064	6,881	817	11,800	11,800
Tree Maintenance	0	42	0	294	294	500	500

	<u>July 2019</u>		<u>January to July</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	2,948	2,000	5,939	8,480	2,541	14,800	14,000
TOTAL Operating Expenses	9,649	10,128	72,454	64,125	(8,329)	109,153	107,210
Reserve Funding							
Reserve Allocation Consolidated	4,869	4,869	34,083	34,083	0	58,428	44,000
TOTAL Reserve Funding	4,869	4,869	34,083	34,083	0	58,428	44,000
Storm Water Fee	51	0	564	0	(564)	0	0
Total Expenses	14,569	14,997	107,101	98,208	(8,893)	167,581	151,210
Net Income	(608)	(1,145)	(9,340)	(1,247)	(8,093)	(1,356)	(6)