

Townhomes At Windjammer Pointe

Balance Sheet

05/31/2019

Assets

Owner Receivables	9,783.68
Cash Operating - First Bank	14,242.35
Reserve Funds	
Reserve - First Bank	25,019.35
TOTAL Reserve Funds	25,019.35
<u>Total Assets</u>	<u>49,045.38</u>

Liabilities

Owners Receivable Over Collected	5,397.79
<u>Total Liabilities</u>	<u>5,397.79</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	22.83
Reserve-Consolidated	51,592.40
Reserve Exp-Consolidated	(26,595.88)
TOTAL Reserve Funds	25,019.35
Retained Earnings	30,426.28
Net Income	(11,798.04)
<u>Total Net Worth</u>	<u>43,647.59</u>
<u>Total Net Worth and Liabilities</u>	<u>49,045.38</u>

Townhomes At Windjammer Pointe

Income and Expense Comparative Statement

From 05/01/2019 to 05/31/2019

	<u>May 2019</u>		<u>January to May</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	68,819	68,817	2	165,165	150,144
Late fee-Nsf Charges	0	88	820	440	380	1,060	1,060
Total Revenues	13,764	13,852	69,639	69,257	382	166,225	151,204

Expenses

Operating Expenses

Accounting Fees	0	0	325	375	50	375	325
Administration Costs	162	167	797	835	38	2,000	2,000
Bad Debt	0	0	17,910	0	(17,910)	0	0
Deck Repair/Maint	0	42	0	210	210	500	1,000
Electric	138	146	713	730	17	1,750	1,875
Fence/Wall Repair	0	250	1,762	250	(1,512)	750	1,000
General Mx and Repair	480	125	480	625	145	1,500	2,000
Gutter Repair	0	208	0	1,040	1,040	2,500	2,500
Insurance Property/Liability	8,878	2,500	13,920	12,500	(1,420)	30,000	27,440
Insurance-Workmans Comp	0	0	303	378	75	378	350
Landscaping	155	208	1,295	1,040	(255)	2,500	3,000
Legal Expense	246	183	746	915	169	2,200	2,000
**Legal Reimb	(201)	0	(866)	0	866	0	(1,000)
Lawn Contract	990	942	4,710	4,710	0	11,300	10,800
Light (Electric) Maint/Repair	0	42	928	210	(718)	500	500
Management Fees	1,033	1,033	5,164	5,165	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	1,250	565	3,000	3,500
Siding/Stucco Rpr/Rpl	0	42	55	210	155	500	500
Snow Removal	0	417	2,061	2,085	24	5,000	5,000
Street Repair/Sweep	0	42	0	210	210	500	500
Sprinkler Repair	560	275	560	531	(29)	1,800	1,720
Sump Pump Maint	0	83	0	415	415	1,000	1,400
Telephone	0	113	0	565	565	1,356	1,356
Trash	851	983	4,279	4,915	636	11,800	11,800
Tree Maintenance	0	42	0	210	210	500	500

	<u>May 2019</u>		<u>January to May</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	446	2,000	802	4,480	3,678	14,800	14,000
TOTAL Operating Expenses	13,738	10,093	56,629	43,854	(12,775)	109,153	107,210
Reserve Funding							
Reserve Allocation Consolidated	4,869	4,869	24,345	24,345	0	58,428	44,000
TOTAL Reserve Funding	4,869	4,869	24,345	24,345	0	58,428	44,000
Storm Water Fee	103	0	462	0	(462)	0	0
Total Expenses	18,710	14,962	81,436	68,199	(13,237)	167,581	151,210
Net Income	(4,946)	(1,110)	(11,797)	1,058	(12,855)	(1,356)	(6)