

Townhomes At Windjammer Pointe

Balance Sheet

02/29/2020

Assets

Accounts Receivable	8,676.82
Cash Operating - First Bank	11,992.27
Reserve - First Bank	55,653.67

Total Assets

76,322.76

Liabilities

Prepaid Accounts Receivable	5,800.06
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Total Liabilities

5,800.06

Net Worth

Retained Earnings	12,563.07
Reserve Interest Earned	3.96
Reserve-Consolidated	59,344.71
Reserve Exp-Consolidated	(3,695.00)
Net Income	2,305.96

Total Net Worth

70,522.70

Total Net Worth and Liabilities

76,322.76

Townhomes At Windjammer Pointe

Income and Expense Comparative Statement

From 02/01/2020 to 02/29/2020

	<u>February 2020</u>		<u>January to February</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>
<u>Revenues</u>							
Monthly Dues	15,140	15,140	30,281	30,280	1	181,685	165,165
Late fee-Nsf Charges		100	350	200	150	1,200	1,060
Total Revenues	15,140	15,240	30,631	30,480	151	182,885	166,225
<u>Expenses</u>							
Accounting Fees	325		325	325		325	375
Administration Costs	215	167	409	334	(75)	2,000	2,000
Deck Repair/Maint							500
Electric	165	146	313	292	(21)	1,750	1,750
Fence/Wall Repair						1,200	750
General Mx and Repair		100		200	200	1,200	1,500
Gutter Repair		208	1,684	416	(1,268)	2,500	2,500
Insurance Property/Liability	2,959	2,708	5,919	5,416	(503)	32,500	30,000
Insurance-Workmans Comp						310	378
Landscaping	90	208	90	416	326	2,500	2,500
Legal Expense	110	183	580	366	(214)	2,200	2,200
**Legal Reimb	(165)		(470)		470		
Lawn Contract	990	942	1,980	1,884	(96)	11,300	11,300
Light (Electric) Maint/Repair	150	83	150	166	16	1,000	500
Management Fees	1,233	1,233	2,467	2,466	(1)	14,800	12,394
Pest Control						250	250
Roof Repair		167		334	334	2,000	3,000
Sign Repair/Replacement			55		(55)		
Siding/Stucco Rpr/Rpl		62		124	124	750	500
Snow Removal		417	587	834	247	5,000	5,000
Street Repair/Sweep		42		84	84	500	500
Storm Water Fee	51		103		(103)		
Sprinkler Repair						2,000	1,800
Sump Pump Maint		150		300	300	1,800	1,000
Telephone							1,356
Trash	904	983	1,808	1,966	158	11,800	11,800
Tree Maintenance		58	651	116	(535)	700	500
Water	90	160	175	320	145	15,500	14,800

	<u>February 2020</u>		<u>January to February</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>
Reserve Allocation Consolidated	5,750	5,750	11,500	11,500		69,000	58,428
Total Expenses	12,867	13,767	28,326	27,859	(467)	182,885	167,581
Net Income	2,273	1,473	2,305	2,621	(316)	0	(1,356)