

# Townhomes At Windjammer Pointe

## Balance Sheet

01/31/2020

### Assets

Accounts Receivable	9,642.03
Cash Operating - First Bank	7,858.96
Reserve - First Bank	49,901.68

### Total Assets

67,402.67

### Liabilities

Prepaid Accounts Receivable	4,904.14
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### Total Liabilities

4,904.14

### Net Worth

Retained Earnings	12,563.07
Reserve Interest Earned	1.97
Reserve-Consolidated	53,594.71
Reserve Exp-Consolidated	(3,695.00)
Net Income	33.78

### Total Net Worth

62,498.53

### Total Net Worth and Liabilities

67,402.67

# Townhomes At Windjammer Pointe

## Income and Expense Comparative Statement

From 01/01/2020 to 01/31/2020

	<u>January 2020</u>		<u>January to January</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>
<b><u>Revenues</u></b>							
Monthly Dues	15,140	15,140	15,140	15,140		181,685	165,165
Late fee-Nsf Charges	350	100	350	100	250	1,200	1,060
<b>Total Revenues</b>	<b>15,490</b>	<b>15,240</b>	<b>15,490</b>	<b>15,240</b>	<b>250</b>	<b>182,885</b>	<b>166,225</b>

### **Expenses**

Accounting Fees		325		325	325	325	375
Administration Costs	194	167	194	167	(27)	2,000	2,000
Deck Repair/Maint							500
Electric	148	146	148	146	(2)	1,750	1,750
Fence/Wall Repair						1,200	750
General Mx and Repair		100		100	100	1,200	1,500
Gutter Repair	1,684	208	1,684	208	(1,476)	2,500	2,500
Insurance Property/Liability	2,959	2,708	2,959	2,708	(251)	32,500	30,000
Insurance-Workmans Comp						310	378
Landscaping		208		208	208	2,500	2,500
Legal Expense	470	183	470	183	(287)	2,200	2,200
**Legal Reimb	(305)		(305)		305		
Lawn Contract	990	942	990	942	(48)	11,300	11,300
Light (Electric) Maint/Repair		83		83	83	1,000	500
Management Fees	1,233	1,233	1,233	1,233		14,800	12,394
Pest Control						250	250
Roof Repair		167		167	167	2,000	3,000
Sign Repair/Replacement	55		55		(55)		
Siding/Stucco Rpr/Rpl		62		62	62	750	500
Snow Removal	587	417	587	417	(170)	5,000	5,000
Street Repair/Sweep		42		42	42	500	500
Storm Water Fee	51		51		(51)		
Sprinkler Repair						2,000	1,800
Sump Pump Maint		150		150	150	1,800	1,000
Telephone							1,356
Trash	904	983	904	983	79	11,800	11,800
Tree Maintenance	651	58	651	58	(593)	700	500
Water	85	160	85	160	75	15,500	14,800

	<u>January 2020</u>		<u>January to January</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>
<b>Reserve Allocation Consolidated</b>	5,750	5,750	5,750	5,750		69,000	58,428
<b>Total Expenses</b>	15,456	14,092	15,456	14,092	(1,364)	182,885	167,581
<b>Net Income</b>	<b>34</b>	<b>1,148</b>	<b>34</b>	<b>1,148</b>	<b>(1,114)</b>	<b>0</b>	<b>(1,356)</b>