

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Operating
As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - First Citizens Bank x7131	77,667.63	80,375.32	(2,707.69)
Total Operating Funds	<u>77,667.63</u>	<u>80,375.32</u>	<u>(2,707.69)</u>
Accounts Receivable			
1500 - Accounts Receivable - Owners	17,240.00	14,436.00	2,804.00
Total Accounts Receivable	<u>17,240.00</u>	<u>14,436.00</u>	<u>2,804.00</u>
Prepaid Expenses			
1600 - Prepaid Insurance	17,351.02	8,874.68	8,476.34
1640 - Other Prepaid Expenses	2,400.00	0.00	2,400.00
Total Prepaid Expenses	<u>19,751.02</u>	<u>8,874.68</u>	<u>10,876.34</u>
Other Current Assets			
1762 - Transition-In Homeowner Balances	575.00	575.00	0.00
1799 - Clearing Account	920.00	422.00	498.00
Total Other Current Assets	<u>1,495.00</u>	<u>997.00</u>	<u>498.00</u>
Total Assets	<u><u>116,153.65</u></u>	<u><u>104,683.00</u></u>	<u><u>11,470.65</u></u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	11,992.57	0.00	11,992.57
Total Accounts Payable	<u>11,992.57</u>	<u>0.00</u>	<u>11,992.57</u>
Accrued Expenses			
2370 - Accrued Water and Sewer Service	6,270.00	2,732.00	3,538.00

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	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	22,630.06	21,193.98	1,436.08
Total Accrued Expenses	<u>28,900.06</u>	<u>23,925.98</u>	<u>4,974.08</u>
Prepaid Assessments			
2550 - Prepaid Condo Fees	15,631.18	17,005.18	(1,374.00)
Total Prepaid Assessments	<u>15,631.18</u>	<u>17,005.18</u>	<u>(1,374.00)</u>
Total Liabilities	<u>56,523.81</u>	<u>40,931.16</u>	<u>15,592.65</u>
Garden Style Group Operating Income / (Loss)	<u>59,629.84</u>	<u>63,751.84</u>	<u>(4,122.00)</u>
Total Liabilities and Owner Equity	<u><u>116,153.65</u></u>	<u><u>104,683.00</u></u>	<u><u>11,470.65</u></u>

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Reserves

As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - First Citizens Bank x9177	21,867.40	21,863.31	4.09
Total Reserve Funds	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
Total Assets	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
Garden Style Group Reserves Income / (Loss	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
Total Liabilities and Owner Equity	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>

Income Statement Report

Winslow Point Condo Trust

Garden Style Group Operating

December 01, 2024 thru December 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Common Area Fees	20,720.00	20,731.00	(11.00)	128,935.00	124,388.00	4,547.00	124,388.00	(4,547.00)
4025 - One Time Replacement Reserve Assess	0.00	1,657.00	(1,657.00)	20,730.00	20,731.00	(1.00)	20,731.00	1.00
4120 - Working Capital Contribution Assessm	0.00	4,974.00	(4,974.00)	62,190.00	62,194.00	(4.00)	62,194.00	4.00
Total Assessment Income	20,720.00	27,362.00	(6,642.00)	211,855.00	207,313.00	4,542.00	207,313.00	(4,542.00)
Collections Income								
4705 - NSF Service Fees	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00	10.00
4710 - Late Fees & Interest	3.76	0.00	3.76	16.97	0.00	16.97	0.00	(16.97)
Total Collections Income	3.76	0.00	3.76	6.97	0.00	6.97	0.00	(6.97)
Total Garden Style Group Operating Income	20,723.76	27,362.00	(6,638.24)	211,861.97	207,313.00	4,548.97	207,313.00	(4,548.97)
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	2,780.40	2,345.00	435.40	15,785.48	14,070.00	1,715.48	14,070.00	(1,715.48)
Total Insurance	2,780.40	2,345.00	435.40	15,785.48	14,070.00	1,715.48	14,070.00	(1,715.48)
Utilities								
6000 - Electric Service	4,000.00	5,500.00	(1,500.00)	14,000.00	21,450.00	(7,450.00)	21,450.00	7,450.00
6026 - Water & Sewer	5,561.50	3,718.00	1,843.50	10,793.98	22,308.00	(11,514.02)	22,308.00	11,514.02
6035 - Trash Service	266.84	4,743.00	(4,476.16)	26,986.49	28,460.00	(1,473.51)	28,460.00	1,473.51
6050 - Telephone Service	156.68	250.00	(93.32)	1,654.88	1,500.00	154.88	1,500.00	(154.88)
Total Utilities	9,985.02	14,211.00	(4,225.98)	53,435.35	73,718.00	(20,282.65)	73,718.00	20,282.65
Contracted Services								
6430 - Cleaning Services	1,710.00	2,500.00	(790.00)	11,400.00	18,310.00	(6,910.00)	18,310.00	6,910.00
Total Contracted Services	1,710.00	2,500.00	(790.00)	11,400.00	18,310.00	(6,910.00)	18,310.00	6,910.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	1,700.00	(1,700.00)	75.00	2,700.00	(2,625.00)	2,700.00	2,625.00
6550 - Elevator Repair & Maintenance	0.00	417.00	(417.00)	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00

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	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Repair & Maintenance								
6565 - Fire System Repair & Maintenance	400.00	1,899.00	(1,499.00)	4,183.62	2,959.00	1,224.62	2,959.00	(1,224.62)
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	900.00	(900.00)	900.00	900.00
Total Repair & Maintenance	400.00	4,016.00	(3,616.00)	4,258.62	9,059.00	(4,800.38)	9,059.00	4,800.38
Other Expenses								
9105 - Replacement Reserve Expense	0.00	1,657.00	(1,657.00)	21,851.00	20,731.00	1,120.00	20,731.00	(1,120.00)
9106 - Working Capital Expense	0.00	0.00	0.00	0.00	15,391.00	(15,391.00)	15,391.00	15,391.00
Total Other Expenses	0.00	1,657.00	(1,657.00)	21,851.00	36,122.00	(14,271.00)	36,122.00	14,271.00
Reserve Expenses								
9826 - Common Area Expenses	9,970.34	9,830.00	140.34	45,501.68	56,035.00	(10,533.32)	56,035.00	10,533.32
Total Reserve Expenses	9,970.34	9,830.00	140.34	45,501.68	56,035.00	(10,533.32)	56,035.00	10,533.32
Total Garden Style Group Operating Expenses	24,845.76	34,559.00	(9,713.24)	152,232.13	207,314.00	(55,081.87)	207,314.00	55,081.87
Total Garden Style Group Operating Income	(4,122.00)	(7,197.00)	3,075.00	59,629.84	(1.00)	59,630.84	(1.00)	(59,630.84)

Income Statement Report

Winslow Point Condo Trust

Common Operating

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Administrative								
5196 - Office Other Admin Expenses	110.38	150.00	(39.62)	456.72	900.00	(443.28)	900.00	443.28
Total Administrative	110.38	150.00	(39.62)	456.72	900.00	(443.28)	900.00	443.28
Insurance								
5400 - Insurance Premiums	709.96	395.00	314.96	4,030.74	2,373.00	1,657.74	2,373.00	(1,657.74)
Total Insurance	709.96	395.00	314.96	4,030.74	2,373.00	1,657.74	2,373.00	(1,657.74)
Utilities								
6000 - Electric Service	0.00	100.00	(100.00)	0.00	600.00	(600.00)	600.00	600.00
6027 - Irrigation Water	0.00	0.00	0.00	2,541.74	8,000.00	(5,458.26)	8,000.00	5,458.26
Total Utilities	0.00	100.00	(100.00)	2,541.74	8,600.00	(6,058.26)	8,600.00	6,058.26
Landscaping								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	12,000.00	21,563.00	(9,563.00)	21,563.00	9,563.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	900.00	0.00	900.00	0.00	(900.00)
Total Landscaping	0.00	0.00	0.00	12,900.00	21,563.00	(8,663.00)	21,563.00	8,663.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Irrigation	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Contracted Services								
6442 - Snow Removal Services	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Total Contracted Services	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	100.00	(100.00)	3,022.48	600.00	2,422.48	600.00	(2,422.48)
Total Repair & Maintenance	0.00	100.00	(100.00)	3,022.48	600.00	2,422.48	600.00	(2,422.48)
Professional Services								
7000 - Audit & Tax Services	2,750.00	2,685.00	65.00	2,750.00	3,100.00	(350.00)	3,100.00	350.00

Income Statement Report Winslow Point Condo Trust Common Operating

December 01, 2024 thru December 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Professional Services								
7040 - Management Fees	1,400.00	1,400.00	0.00	9,800.00	8,400.00	1,400.00	8,400.00	(1,400.00)
Total Professional Services	4,150.00	4,085.00	65.00	12,550.00	11,500.00	1,050.00	11,500.00	(1,050.00)
Other Expenses								
9100 - Other Expenses	166.00	0.00	166.00	0.00	0.00	0.00	0.00	0.00
9105 - Replacement Reserve Expense	(166.00)	0.00	(166.00)	0.00	0.00	0.00	0.00	0.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Expenses								
9826 - Common Area Expenses	(9,970.34)	(9,830.00)	(140.34)	(45,501.68)	(56,035.00)	10,533.32	(56,035.00)	(10,533.32)
Total Reserve Expenses	(9,970.34)	(9,830.00)	(140.34)	(45,501.68)	(56,035.00)	10,533.32	(56,035.00)	(10,533.32)
Total Common Operating Expense	0.00	0.00	0.00	0.00	1.00	(1.00)	1.00	1.00
Total Common Operating Income / (Loss)	0.00	0.00	0.00	0.00	(1.00)	1.00	(1.00)	(1.00)

Income Statement Report

Winslow Point Condo Trust

Garden Style Group Reserves

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	0.00	1,657.00	(1,657.00)	20,730.00	20,731.00	(1.00)	20,731.00	1.00
4906 - Reserve Contribution Income 2	0.00	0.00	0.00	1,121.00	15,391.00	(14,270.00)	15,391.00	14,270.00
4910 - Interest Earned - Reserve Accounts	4.09	0.00	4.09	16.40	0.00	16.40	0.00	(16.40)
Total Investment Income	4.09	1,657.00	(1,652.91)	21,867.40	36,122.00	(14,254.60)	36,122.00	14,254.60
Total Garden Style Group Reserves Income	4.09	1,657.00	(1,652.91)	21,867.40	36,122.00	(14,254.60)	36,122.00	14,254.60
Total Garden Style Group Reserves Income	4.09	1,657.00	(1,652.91)	21,867.40	36,122.00	(14,254.60)	36,122.00	14,254.60
Total Association Net Income / (Loss)	(4,117.91)	(5,540.00)	1,422.09	81,497.24	36,120.00	45,377.24	36,120.00	(45,377.24)