

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

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As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	22,630.06	21,193.98	1,436.08
<b>Total Accrued Expenses</b>	<u>28,900.06</u>	<u>23,925.98</u>	<u>4,974.08</u>
<b>Prepaid Assessments</b>			
2550 - Prepaid Condo Fees	15,631.18	17,005.18	(1,374.00)
<b>Total Prepaid Assessments</b>	<u>15,631.18</u>	<u>17,005.18</u>	<u>(1,374.00)</u>
<b>Total Liabilities</b>	<u>56,523.81</u>	<u>40,931.16</u>	<u>15,592.65</u>
<b>Garden Style Group Operating Income / (Loss)</b>	<u>59,629.84</u>	<u>63,751.84</u>	<u>(4,122.00)</u>
<b>Total Liabilities and Owner Equity</b>	<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>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - First Citizens Bank x9177	21,867.40	21,863.31	4.09
<b>Total Reserve Funds</b>	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
<b>Total Assets</b>	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
<b>Garden Style Group Reserves Income / (Loss</b>	<u>21,867.40</u>	<u>21,863.31</u>	<u>4.09</u>
<b>Total Liabilities and Owner Equity</b>	<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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
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 Asses	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 Assessr	0.00	4,974.00	(4,974.00)	62,190.00	62,194.00	(4.00)	62,194.00	4.00
<b>Total Assessment Income</b>	<b>20,720.00</b>	<b>27,362.00</b>	<b>(6,642.00)</b>	<b>211,855.00</b>	<b>207,313.00</b>	<b>4,542.00</b>	<b>207,313.00</b>	<b>(4,542.00)</b>
<b>Collections Income</b>								
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)
<b>Total Collections Income</b>	<b>3.76</b>	<b>0.00</b>	<b>3.76</b>	<b>6.97</b>	<b>0.00</b>	<b>6.97</b>	<b>0.00</b>	<b>(6.97)</b>
<b>Total Garden Style Group Operating Incom</b>	<b>20,723.76</b>	<b>27,362.00</b>	<b>(6,638.24)</b>	<b>211,861.97</b>	<b>207,313.00</b>	<b>4,548.97</b>	<b>207,313.00</b>	<b>(4,548.97)</b>
<b><u>Expense</u></b>								
<b>Insurance</b>								
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)
<b>Total Insurance</b>	<b>2,780.40</b>	<b>2,345.00</b>	<b>435.40</b>	<b>15,785.48</b>	<b>14,070.00</b>	<b>1,715.48</b>	<b>14,070.00</b>	<b>(1,715.48)</b>
<b>Utilities</b>								
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)
<b>Total Utilities</b>	<b>9,985.02</b>	<b>14,211.00</b>	<b>(4,225.98)</b>	<b>53,435.35</b>	<b>73,718.00</b>	<b>(20,282.65)</b>	<b>73,718.00</b>	<b>20,282.65</b>
<b>Contracted Services</b>								
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
<b>Total Contracted Services</b>	<b>1,710.00</b>	<b>2,500.00</b>	<b>(790.00)</b>	<b>11,400.00</b>	<b>18,310.00</b>	<b>(6,910.00)</b>	<b>18,310.00</b>	<b>6,910.00</b>
<b>Repair &amp; Maintenance</b>								
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

**Income Statement Report**  
**Winslow Point Condo Trust**  
**Garden Style Group 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		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
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
<b>Total Repair &amp; Maintenance</b>	<b>400.00</b>	<b>4,016.00</b>	<b>(3,616.00)</b>	<b>4,258.62</b>	<b>9,059.00</b>	<b>(4,800.38)</b>	<b>9,059.00</b>	<b>4,800.38</b>
<b>Other Expenses</b>								
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
<b>Total Other Expenses</b>	<b>0.00</b>	<b>1,657.00</b>	<b>(1,657.00)</b>	<b>21,851.00</b>	<b>36,122.00</b>	<b>(14,271.00)</b>	<b>36,122.00</b>	<b>14,271.00</b>
<b>Reserve Expenses</b>								
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
<b>Total Reserve Expenses</b>	<b>9,970.34</b>	<b>9,830.00</b>	<b>140.34</b>	<b>45,501.68</b>	<b>56,035.00</b>	<b>(10,533.32)</b>	<b>56,035.00</b>	<b>10,533.32</b>
<b>Total Garden Style Group Operating Expenses</b>	<b>24,845.76</b>	<b>34,559.00</b>	<b>(9,713.24)</b>	<b>152,232.13</b>	<b>207,314.00</b>	<b>(55,081.87)</b>	<b>207,314.00</b>	<b>55,081.87</b>
<b>Total Garden Style Group Operating Income</b>	<b>(4,122.00)</b>	<b>(7,197.00)</b>	<b>3,075.00</b>	<b>59,629.84</b>	<b>(1.00)</b>	<b>59,630.84</b>	<b>(1.00)</b>	<b>(59,630.84)</b>

# 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		
<b>Expense</b>								
<b>Administrative</b>								
5196 - Office Other Admin Expenses	110.38	150.00	(39.62)	456.72	900.00	(443.28)	900.00	443.28
<b>Total Administrative</b>	<b>110.38</b>	<b>150.00</b>	<b>(39.62)</b>	<b>456.72</b>	<b>900.00</b>	<b>(443.28)</b>	<b>900.00</b>	<b>443.28</b>
<b>Insurance</b>								
5400 - Insurance Premiums	709.96	395.00	314.96	4,030.74	2,373.00	1,657.74	2,373.00	(1,657.74)
<b>Total Insurance</b>	<b>709.96</b>	<b>395.00</b>	<b>314.96</b>	<b>4,030.74</b>	<b>2,373.00</b>	<b>1,657.74</b>	<b>2,373.00</b>	<b>(1,657.74)</b>
<b>Utilities</b>								
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
<b>Total Utilities</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>2,541.74</b>	<b>8,600.00</b>	<b>(6,058.26)</b>	<b>8,600.00</b>	<b>6,058.26</b>
<b>Landscaping</b>								
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)
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,900.00</b>	<b>21,563.00</b>	<b>(8,663.00)</b>	<b>21,563.00</b>	<b>8,663.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>500.00</b>	<b>500.00</b>
<b>Contracted Services</b>								
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
<b>Total Contracted Services</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>0.00</b>
<b>Repair &amp; Maintenance</b>								
6530 - Common Areas Repair & Maintenance	0.00	100.00	(100.00)	3,022.48	600.00	2,422.48	600.00	(2,422.48)
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>3,022.48</b>	<b>600.00</b>	<b>2,422.48</b>	<b>600.00</b>	<b>(2,422.48)</b>
<b>Professional Services</b>								
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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
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)
<b>Total Professional Services</b>	<b>4,150.00</b>	<b>4,085.00</b>	<b>65.00</b>	<b>12,550.00</b>	<b>11,500.00</b>	<b>1,050.00</b>	<b>11,500.00</b>	<b>(1,050.00)</b>
<b>Other Expenses</b>								
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
<b>Total Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Reserve Expenses</b>								
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)
<b>Total Reserve Expenses</b>	<b>(9,970.34)</b>	<b>(9,830.00)</b>	<b>(140.34)</b>	<b>(45,501.68)</b>	<b>(56,035.00)</b>	<b>10,533.32</b>	<b>(56,035.00)</b>	<b>(10,533.32)</b>
<b>Total Common Operating Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>(1.00)</b>	<b>1.00</b>	<b>1.00</b>
<b>Total Common Operating Income / (Loss)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1.00)</b>	<b>1.00</b>	<b>(1.00)</b>	<b>(1.00)</b>

# 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		
<b>Income</b>								
<b>Investment Income</b>								
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)
<b>Total Investment Income</b>	<b>4.09</b>	<b>1,657.00</b>	<b>(1,652.91)</b>	<b>21,867.40</b>	<b>36,122.00</b>	<b>(14,254.60)</b>	<b>36,122.00</b>	<b>14,254.60</b>
<b>Total Garden Style Group Reserves Income</b>	<b>4.09</b>	<b>1,657.00</b>	<b>(1,652.91)</b>	<b>21,867.40</b>	<b>36,122.00</b>	<b>(14,254.60)</b>	<b>36,122.00</b>	<b>14,254.60</b>
<b>Total Garden Style Group Reserves Income</b>	<b>4.09</b>	<b>1,657.00</b>	<b>(1,652.91)</b>	<b>21,867.40</b>	<b>36,122.00</b>	<b>(14,254.60)</b>	<b>36,122.00</b>	<b>14,254.60</b>
<b>Total Association Net Income / (Loss)</b>	<b>(4,117.91)</b>	<b>(5,540.00)</b>	<b>1,422.09</b>	<b>81,497.24</b>	<b>36,120.00</b>	<b>45,377.24</b>	<b>36,120.00</b>	<b>(45,377.24)</b>