

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Operating
As of September 30, 2024

	<u>Balance Sep 30, 2024</u>	<u>Balance Aug 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - First Citizens Bank x7131	88,508.77	64,393.08	24,115.69
Total Operating Funds	<u>88,508.77</u>	<u>64,393.08</u>	<u>24,115.69</u>
Accounts Receivable			
1500 - Accounts Receivable - Owners	23,505.00	13,821.00	9,684.00
1525 - Accounts Receivable Other	0.00	3,085.00	(3,085.00)
Total Accounts Receivable	<u>23,505.00</u>	<u>16,906.00</u>	<u>6,599.00</u>
Prepaid Expenses			
1600 - Prepaid Insurance	7,775.00	7,168.86	606.14
Total Prepaid Expenses	<u>7,775.00</u>	<u>7,168.86</u>	<u>606.14</u>
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	(3,856.00)	0.00	(3,856.00)
Total Other Current Assets	<u>(3,856.00)</u>	<u>0.00</u>	<u>(3,856.00)</u>
Total Assets	<u><u>115,932.77</u></u>	<u><u>88,467.94</u></u>	<u><u>27,464.83</u></u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	2,804.90	11,498.77	(8,693.87)
Total Accounts Payable	<u>2,804.90</u>	<u>11,498.77</u>	<u>(8,693.87)</u>
Accrued Expenses			
2370 - Accrued Water and Sewer Service	2,664.00	4,000.00	(1,336.00)

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	<u>Balance Sep 30, 2024</u>	<u>Balance Aug 31, 2024</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	21,420.51	8,867.72	12,552.79
Total Accrued Expenses	24,084.51	12,867.72	11,216.79
Prepaid Assessments			
2550 - Prepaid Condo Fees	9,944.92	15,227.92	(5,283.00)
Total Prepaid Assessments	9,944.92	15,227.92	(5,283.00)
Total Liabilities	36,834.33	39,594.41	(2,760.08)
Garden Style Group Operating Income / (Loss)	79,098.44	48,873.53	30,224.91
Total Liabilities and Owner Equity	115,932.77	88,467.94	27,464.83

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Reserves

As of September 30, 2024

	<u>Balance Sep 30, 2024</u>	<u>Balance Aug 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - First Citizens Bank x9177	17,833.49	13,328.09	4,505.40
Total Reserve Funds	<u>17,833.49</u>	<u>13,328.09</u>	<u>4,505.40</u>
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	3,856.00	0.00	3,856.00
Total Other Current Assets	<u>3,856.00</u>	<u>0.00</u>	<u>3,856.00</u>
Total Assets	<u>21,689.49</u>	<u>13,328.09</u>	<u>8,361.40</u>
Garden Style Group Reserves Income / (Loss)	<u>21,689.49</u>	<u>13,328.09</u>	<u>8,361.40</u>
Total Liabilities and Owner Equity	<u>21,689.49</u>	<u>13,328.09</u>	<u>8,361.40</u>

Income Statement Report

Winslow Point Condo Trust

Garden Style Group Operating

September 01, 2024 thru September 30, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Common Area Fees	21,042.00	20,731.00	311.00	66,501.00	62,194.00	4,307.00	124,388.00	57,887.00
4025 - One Time Replacement Reserve Asses	8,358.00	1,659.00	6,699.00	20,564.00	15,756.00	4,808.00	20,731.00	167.00
4120 - Working Capital Contribution Assessr	25,074.00	4,976.00	20,098.00	61,692.00	47,268.00	14,424.00	62,194.00	502.00
Total Assessment Income	54,474.00	27,366.00	27,108.00	148,757.00	125,218.00	23,539.00	207,313.00	58,556.00
Collections Income								
4710 - Late Fees & Interest	2.73	0.00	2.73	5.47	0.00	5.47	0.00	(5.47)
Total Collections Income	2.73	0.00	2.73	5.47	0.00	5.47	0.00	(5.47)
Total Garden Style Group Operating Incom	54,476.73	27,366.00	27,110.73	148,762.47	125,218.00	23,544.47	207,313.00	58,550.53
Expense								
Insurance								
5400 - Insurance Premiums	2,690.70	2,345.00	345.70	7,533.98	7,035.00	498.98	14,070.00	6,536.02
Total Insurance	2,690.70	2,345.00	345.70	7,533.98	7,035.00	498.98	14,070.00	6,536.02
Utilities								
6000 - Electric Service	2,000.00	2,650.00	(650.00)	6,000.00	7,950.00	(1,950.00)	21,450.00	15,450.00
6026 - Water & Sewer	(1,336.00)	3,718.00	(5,054.00)	2,664.00	11,154.00	(8,490.00)	22,308.00	19,644.00
6035 - Trash Service	7,815.10	4,743.00	3,072.10	10,701.10	14,230.00	(3,528.90)	28,460.00	17,758.90
6050 - Telephone Service	(180.63)	250.00	(430.63)	1,185.02	750.00	435.02	1,500.00	314.98
Total Utilities	8,298.47	11,361.00	(3,062.53)	20,550.12	34,084.00	(13,533.88)	73,718.00	53,167.88
Contracted Services								
6430 - Cleaning Services	1,520.00	2,502.00	(982.00)	4,560.00	10,006.00	(5,446.00)	18,310.00	13,750.00
Total Contracted Services	1,520.00	2,502.00	(982.00)	4,560.00	10,006.00	(5,446.00)	18,310.00	13,750.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	75.00	200.00	(125.00)	75.00	600.00	(525.00)	2,700.00	2,625.00
6550 - Elevator Repair & Maintenance	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6565 - Fire System Repair & Maintenance	0.00	212.00	(212.00)	273.38	636.00	(362.62)	2,959.00	2,685.62

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September 01, 2024 thru September 30, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Repair & Maintenance								
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
Total Repair & Maintenance	75.00	829.00	(754.00)	348.38	2,486.00	(2,137.62)	9,059.00	8,710.62
Other Expenses								
9105 - Replacement Reserve Expense	8,358.00	1,659.00	6,699.00	21,685.00	15,756.00	5,929.00	20,731.00	(954.00)
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	8,358.00	1,659.00	6,699.00	21,685.00	31,147.00	(9,462.00)	36,122.00	14,437.00
Reserve Expenses								
9826 - Common Area Expenses	3,309.65	8,541.00	(5,231.35)	14,986.55	25,623.00	(10,636.45)	56,035.00	41,048.45
Total Reserve Expenses	3,309.65	8,541.00	(5,231.35)	14,986.55	25,623.00	(10,636.45)	56,035.00	41,048.45
Total Garden Style Group Operating Expen	24,251.82	27,237.00	(2,985.18)	69,664.03	110,381.00	(40,716.97)	207,314.00	137,649.97
Total Garden Style Group Operating Incom	30,224.91	129.00	30,095.91	79,098.44	14,837.00	64,261.44	(1.00)	(79,099.44)

Income Statement Report

Winslow Point Condo Trust

Common Operating

September 01, 2024 thru September 30, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5196 - Office Other Admin Expenses	22.59	150.00	(127.41)	90.31	450.00	(359.69)	900.00	809.69
Total Administrative	22.59	150.00	(127.41)	90.31	450.00	(359.69)	900.00	809.69
Insurance								
5400 - Insurance Premiums	687.06	396.00	291.06	1,923.76	1,187.00	736.76	2,373.00	449.24
Total Insurance	687.06	396.00	291.06	1,923.76	1,187.00	736.76	2,373.00	449.24
Utilities								
6000 - Electric Service	0.00	100.00	(100.00)	0.00	300.00	(300.00)	600.00	600.00
6027 - Irrigation Water	0.00	2,000.00	(2,000.00)	0.00	6,000.00	(6,000.00)	8,000.00	8,000.00
Total Utilities	0.00	2,100.00	(2,100.00)	0.00	6,300.00	(6,300.00)	8,600.00	8,600.00
Landscaping								
6100 - Grounds & Landscaping - Contract	1,200.00	4,313.00	(3,113.00)	6,000.00	12,939.00	(6,939.00)	21,563.00	15,563.00
Total Landscaping	1,200.00	4,313.00	(3,113.00)	6,000.00	12,939.00	(6,939.00)	21,563.00	15,563.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Contracted Services								
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Total Contracted Services	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	100.00	(100.00)	1,372.48	300.00	1,072.48	600.00	(772.48)
Total Repair & Maintenance	0.00	100.00	(100.00)	1,372.48	300.00	1,072.48	600.00	(772.48)
Professional Services								
7000 - Audit & Tax Services	0.00	83.00	(83.00)	0.00	249.00	(249.00)	3,100.00	3,100.00
7040 - Management Fees	1,400.00	1,400.00	0.00	5,600.00	4,200.00	1,400.00	8,400.00	2,800.00
Total Professional Services	1,400.00	1,483.00	(83.00)	5,600.00	4,449.00	1,151.00	11,500.00	5,900.00

Income Statement Report

Winslow Point Condo Trust

Common Operating

September 01, 2024 thru September 30, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Expenses								
9826 - Common Area Expenses	(3,309.65)	(8,541.00)	5,231.35	(14,986.55)	(25,623.00)	10,636.45	(56,035.00)	(41,048.45)
Total Reserve Expenses	(3,309.65)	(8,541.00)	5,231.35	(14,986.55)	(25,623.00)	10,636.45	(56,035.00)	(41,048.45)
Total Common Operating Expense	0.00	1.00	(1.00)	0.00	2.00	(2.00)	1.00	1.00
Total Common Operating Income / (Loss)	0.00	(1.00)	1.00	0.00	(2.00)	2.00	(1.00)	(1.00)

Income Statement Report
Winslow Point Condo Trust
Garden Style Group Reserves
September 01, 2024 thru September 30, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	8,358.00	1,659.00	6,699.00	20,564.00	15,756.00	4,808.00	20,731.00	167.00
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	3.40	0.00	3.40	4.49	0.00	4.49	0.00	(4.49)
Total Investment Income	8,361.40	1,659.00	6,702.40	21,689.49	31,147.00	(9,457.51)	36,122.00	14,432.51
Total Garden Style Group Reserves Income	8,361.40	1,659.00	6,702.40	21,689.49	31,147.00	(9,457.51)	36,122.00	14,432.51
Total Garden Style Group Reserves Income	8,361.40	1,659.00	6,702.40	21,689.49	31,147.00	(9,457.51)	36,122.00	14,432.51
 Total Association Net Income / (Loss)	 38,586.31	 1,787.00	 36,799.31	 100,787.93	 45,982.00	 54,805.93	 36,120.00	 (64,667.93)