

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

	<u>Balance Oct 31, 2024</u>	<u>Balance Sep 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - First Citizens Bank x7131	84,875.59	88,508.77	(3,633.18)
Total Operating Funds	<u>84,875.59</u>	<u>88,508.77</u>	<u>(3,633.18)</u>
Accounts Receivable			
1500 - Accounts Receivable - Owners	17,673.48	23,505.00	(5,831.52)
Total Accounts Receivable	<u>17,673.48</u>	<u>23,505.00</u>	<u>(5,831.52)</u>
Prepaid Expenses			
1600 - Prepaid Insurance	8,268.54	7,775.00	493.54
Total Prepaid Expenses	<u>8,268.54</u>	<u>7,775.00</u>	<u>493.54</u>
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	3,081.00	(3,856.00)	6,937.00
1762 - Transition-In Homeowner Balances	184.00	0.00	184.00
1799 - Clearing Account	920.00	0.00	920.00
Total Other Current Assets	<u>4,185.00</u>	<u>(3,856.00)</u>	<u>8,041.00</u>
Total Assets	<u><u>115,002.61</u></u>	<u><u>115,932.77</u></u>	<u><u>(930.16)</u></u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	1,710.00	2,804.90	(1,094.90)
Total Accounts Payable	<u>1,710.00</u>	<u>2,804.90</u>	<u>(1,094.90)</u>
Accrued Expenses			
2370 - Accrued Water and Sewer Service	3,547.74	2,664.00	883.74

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	<u>Balance Oct 31, 2024</u>	<u>Balance Sep 30, 2024</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	15,421.85	21,420.51	(5,998.66)
Total Accrued Expenses	<u>18,969.59</u>	<u>24,084.51</u>	<u>(5,114.92)</u>
Prepaid Assessments			
2550 - Prepaid Condo Fees	18,774.66	9,944.92	8,829.74
Total Prepaid Assessments	<u>18,774.66</u>	<u>9,944.92</u>	<u>8,829.74</u>
Total Liabilities	<u>39,454.25</u>	<u>36,834.33</u>	<u>2,619.92</u>
Garden Style Group Operating Income / (Loss)	<u>75,548.36</u>	<u>79,098.44</u>	<u>(3,550.08)</u>
Total Liabilities and Owner Equity	<u><u>115,002.61</u></u>	<u><u>115,932.77</u></u>	<u><u>(930.16)</u></u>

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Reserves

As of October 31, 2024

	<u>Balance Oct 31, 2024</u>	<u>Balance Sep 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - First Citizens Bank x9177	24,939.87	17,833.49	7,106.38
Total Reserve Funds	<u>24,939.87</u>	<u>17,833.49</u>	<u>7,106.38</u>
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	(3,081.00)	3,856.00	(6,937.00)
Total Other Current Assets	<u>(3,081.00)</u>	<u>3,856.00</u>	<u>(6,937.00)</u>
Total Assets	<u><u>21,858.87</u></u>	<u><u>21,689.49</u></u>	<u><u>169.38</u></u>
Garden Style Group Reserves Income / (Loss)	<u>21,858.87</u>	<u>21,689.49</u>	<u>169.38</u>
Total Liabilities and Owner Equity	<u><u>21,858.87</u></u>	<u><u>21,689.49</u></u>	<u><u>169.38</u></u>

Income Statement Report

Winslow Point Condo Trust

Garden Style Group Operating

October 01, 2024 thru October 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Common Area Fees	20,994.00	20,731.00	263.00	87,495.00	82,925.00	4,570.00	124,388.00	36,893.00
4025 - One Time Replacement Reserve Asses	166.00	1,659.00	(1,493.00)	20,730.00	17,415.00	3,315.00	20,731.00	1.00
4120 - Working Capital Contribution Assessr	498.00	4,976.00	(4,478.00)	62,190.00	52,244.00	9,946.00	62,194.00	4.00
Total Assessment Income	21,658.00	27,366.00	(5,708.00)	170,415.00	152,584.00	17,831.00	207,313.00	36,898.00
Collections Income								
4705 - NSF Service Fees	(10.00)	0.00	(10.00)	(10.00)	0.00	(10.00)	0.00	10.00
4710 - Late Fees & Interest	3.98	0.00	3.98	9.45	0.00	9.45	0.00	(9.45)
Total Collections Income	(6.02)	0.00	(6.02)	(0.55)	0.00	(0.55)	0.00	0.55
Total Garden Style Group Operating Incom	21,651.98	27,366.00	(5,714.02)	170,414.45	152,584.00	17,830.45	207,313.00	36,898.55
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	2,780.40	2,345.00	435.40	10,314.38	9,380.00	934.38	14,070.00	3,755.62
Total Insurance	2,780.40	2,345.00	435.40	10,314.38	9,380.00	934.38	14,070.00	3,755.62
Utilities								
6000 - Electric Service	2,000.00	3,500.00	(1,500.00)	8,000.00	11,450.00	(3,450.00)	21,450.00	13,450.00
6026 - Water & Sewer	842.48	3,718.00	(2,875.52)	3,506.48	14,872.00	(11,365.52)	22,308.00	18,801.52
6035 - Trash Service	6,296.00	4,743.00	1,553.00	16,997.10	18,973.00	(1,975.90)	28,460.00	11,462.90
6050 - Telephone Service	156.58	250.00	(93.42)	1,341.60	1,000.00	341.60	1,500.00	158.40
Total Utilities	9,295.06	12,211.00	(2,915.94)	29,845.18	46,295.00	(16,449.82)	73,718.00	43,872.82
Contracted Services								
6430 - Cleaning Services	3,420.00	3,302.00	118.00	7,980.00	13,308.00	(5,328.00)	18,310.00	10,330.00
Total Contracted Services	3,420.00	3,302.00	118.00	7,980.00	13,308.00	(5,328.00)	18,310.00	10,330.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	200.00	(200.00)	75.00	800.00	(725.00)	2,700.00	2,625.00
6550 - Elevator Repair & Maintenance	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	2,500.00	2,500.00

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October 01, 2024 thru October 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Repair & Maintenance								
6565 - Fire System Repair & Maintenance	0.00	212.00	(212.00)	273.38	848.00	(574.62)	2,959.00	2,685.62
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
Total Repair & Maintenance	0.00	829.00	(829.00)	348.38	3,315.00	(2,966.62)	9,059.00	8,710.62
Other Expenses								
9105 - Replacement Reserve Expense	166.00	1,659.00	(1,493.00)	21,851.00	17,415.00	4,436.00	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	166.00	1,659.00	(1,493.00)	21,851.00	32,806.00	(10,955.00)	36,122.00	14,271.00
Reserve Expenses								
9826 - Common Area Expenses	9,540.60	9,041.00	499.60	24,527.15	34,664.00	(10,136.85)	56,035.00	31,507.85
Total Reserve Expenses	9,540.60	9,041.00	499.60	24,527.15	34,664.00	(10,136.85)	56,035.00	31,507.85
Total Garden Style Group Operating Expenses	25,202.06	29,387.00	(4,184.94)	94,866.09	139,768.00	(44,901.91)	207,314.00	112,447.91
Total Garden Style Group Operating Income	(3,550.08)	(2,021.00)	(1,529.08)	75,548.36	12,816.00	62,732.36	(1.00)	(75,549.36)

Income Statement Report

Winslow Point Condo Trust

Common Operating

October 01, 2024 thru October 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5196 - Office Other Admin Expenses	228.90	150.00	78.90	319.21	600.00	(280.79)	900.00	580.79
Total Administrative	228.90	150.00	78.90	319.21	600.00	(280.79)	900.00	580.79
Insurance								
5400 - Insurance Premiums	709.96	395.00	314.96	2,633.72	1,582.00	1,051.72	2,373.00	(260.72)
Total Insurance	709.96	395.00	314.96	2,633.72	1,582.00	1,051.72	2,373.00	(260.72)
Utilities								
6000 - Electric Service	0.00	100.00	(100.00)	0.00	400.00	(400.00)	600.00	600.00
6027 - Irrigation Water	2,541.74	2,000.00	541.74	2,541.74	8,000.00	(5,458.26)	8,000.00	5,458.26
Total Utilities	2,541.74	2,100.00	441.74	2,541.74	8,400.00	(5,858.26)	8,600.00	6,058.26
Landscaping								
6100 - Grounds & Landscaping - Contract	3,000.00	4,313.00	(1,313.00)	9,000.00	17,252.00	(8,252.00)	21,563.00	12,563.00
6110 - Landscape Repair & Maintenance	900.00	0.00	900.00	900.00	0.00	900.00	0.00	(900.00)
Total Landscaping	3,900.00	4,313.00	(413.00)	9,900.00	17,252.00	(7,352.00)	21,563.00	11,663.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
Total Irrigation	0.00	500.00	(500.00)	0.00	500.00	(500.00)	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	760.00	100.00	660.00	2,132.48	400.00	1,732.48	600.00	(1,532.48)
Total Repair & Maintenance	760.00	100.00	660.00	2,132.48	400.00	1,732.48	600.00	(1,532.48)
Professional Services								
7000 - Audit & Tax Services	0.00	83.00	(83.00)	0.00	332.00	(332.00)	3,100.00	3,100.00

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<u>Expense</u>								
Professional Services								
7040 - Management Fees	1,400.00	1,400.00	0.00	7,000.00	5,600.00	1,400.00	8,400.00	1,400.00
Total Professional Services	1,400.00	1,483.00	(83.00)	7,000.00	5,932.00	1,068.00	11,500.00	4,500.00
Other Expenses								
9100 - Other Expenses	(166.00)	0.00	(166.00)	(166.00)	0.00	(166.00)	0.00	166.00
9105 - Replacement Reserve Expense	166.00	0.00	166.00	166.00	0.00	166.00	0.00	(166.00)
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	(9,540.60)	(9,041.00)	(499.60)	(24,527.15)	(34,664.00)	10,136.85	(56,035.00)	(31,507.85)
Total Reserve Expenses	(9,540.60)	(9,041.00)	(499.60)	(24,527.15)	(34,664.00)	10,136.85	(56,035.00)	(31,507.85)
Total Common Operating Expense	0.00	0.00	0.00	0.00	2.00	(2.00)	1.00	1.00
Total Common Operating Income / (Loss)	0.00	0.00	0.00	0.00	(2.00)	2.00	(1.00)	(1.00)

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Garden Style Group Reserves
October 01, 2024 thru October 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	166.00	1,659.00	(1,493.00)	20,730.00	17,415.00	3,315.00	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	3.38	0.00	3.38	7.87	0.00	7.87	0.00	(7.87)
Total Investment Income	169.38	1,659.00	(1,489.62)	21,858.87	32,806.00	(10,947.13)	36,122.00	14,263.13
Total Garden Style Group Reserves Income	169.38	1,659.00	(1,489.62)	21,858.87	32,806.00	(10,947.13)	36,122.00	14,263.13
Total Garden Style Group Reserves Income	169.38	1,659.00	(1,489.62)	21,858.87	32,806.00	(10,947.13)	36,122.00	14,263.13
 Total Association Net Income / (Loss)	 (3,380.70)	 (362.00)	 (3,018.70)	 97,407.23	 45,620.00	 51,787.23	 36,120.00	 (61,287.23)