

Balance Sheet Report

Winslow Point Condo Trust

Garden Style Group Operating

As of November 30, 2024

<u>Assets</u>	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
Operating Funds			
1000 - First Citizens Bank x7131	80,375.32	84,875.59	(4,500.27)
Total Operating Funds	80,375.32	84,875.59	(4,500.27)
Accounts Receivable			
1500 - Accounts Receivable - Owners	14,436.00	17,673.48	(3,237.48)
Total Accounts Receivable	14,436.00	17,673.48	(3,237.48)
Prepaid Expenses			
1600 - Prepaid Insurance	8,874.68	8,268.54	606.14
Total Prepaid Expenses	8,874.68	8,268.54	606.14
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	0.00	3,081.00	(3,081.00)
1762 - Transition-In Homeowner Balances	575.00	184.00	391.00
1799 - Clearing Account	422.00	920.00	(498.00)
Total Other Current Assets	997.00	4,185.00	(3,188.00)
Total Assets	104,683.00	115,002.61	(10,319.61)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	1,710.00	(1,710.00)
Total Accounts Payable	0.00	1,710.00	(1,710.00)
Accrued Expenses			
2370 - Accrued Water and Sewer Service	2,732.00	3,547.74	(815.74)

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As of November 30, 2024

<u>Liabilities</u>	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
Accrued Expenses			
2395 - Other Accrued Expenses	21,193.98	15,421.85	5,772.13
Total Accrued Expenses	23,925.98	18,969.59	4,956.39
Prepaid Assessments			
2550 - Prepaid Condo Fees	17,005.18	18,774.66	(1,769.48)
Total Prepaid Assessments	17,005.18	18,774.66	(1,769.48)
Total Liabilities	40,931.16	39,454.25	1,476.91
Garden Style Group Operating Income / (Loss)	63,751.84	75,548.36	(11,796.52)
Total Liabilities and Owner Equity	104,683.00	115,002.61	(10,319.61)

Balance Sheet Report

Winslow Point Condo Trust

Common Operating

As of November 30, 2024

<u>Assets</u>	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
Accounts Receivable			
1500 - Accounts Receivable - Owners	0.00	(391.00)	391.00
Total Accounts Receivable	0.00	(391.00)	391.00
Other Current Assets			
1762 - Transition-In Homeowner Balances	0.00	391.00	(391.00)
Total Other Current Assets	0.00	391.00	(391.00)
Total Assets	0.00	0.00	0.00
Common Operating Income / (Loss)	0.00	0.00	0.00
Total Liabilities and Owner Equity	0.00	0.00	0.00

Balance Sheet Report
Winslow Point Condo Trust
Garden Style Group Reserves
As of November 30, 2024

<u>Assets</u>	<u>Balance Nov 30, 2024</u>	<u>Balance Oct 31, 2024</u>	<u>Change</u>
Reserve Funds			
1326 - First Citizens Bank x9177	21,863.31	24,939.87	(3,076.56)
Total Reserve Funds	21,863.31	24,939.87	(3,076.56)
Other Current Assets			
1652 - Inter-fund Due to / from - Current 3	0.00	(3,081.00)	3,081.00
Total Other Current Assets	0.00	(3,081.00)	3,081.00
Total Assets	21,863.31	21,858.87	4.44
Garden Style Group Reserves Income / (Loss	21,863.31	21,858.87	4.44
Total Liabilities and Owner Equity	21,863.31	21,858.87	4.44

Income Statement Report
Winslow Point Condo Trust
Garden Style Group Operating

November 01, 2024 thru November 30, 2024

	Current Period		Year to Date (11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual		
Income						
Assessment Income						
4000 – Common Area Fees	20,720.00	20,732.00	(12.00)	108,215.00	103,657.00	4,558.00
4025 – One Time Replacement Reserve Assessments	0.00	1,659.00	(1,659.00)	20,730.00	19,074.00	1,656.00
4120 – Working Capital Contribution Assessments	0.00	4,976.00	(4,976.00)	62,190.00	57,220.00	4,970.00
Total Assessment Income	20,720.00	27,367.00	(6,647.00)	191,135.00	179,951.00	11,184.00
Collections Income						
4705 - NSF Service Fees	0.00	0.00	0.00	(10.00)	0.00	(10.00)
4710 - Late Fees & Interest	3.76	0.00	3.76	13.21	0.00	13.21
Total Collections Income	3.76	0.00	3.76	3.21	0.00	3.21
Total Garden Style Group Operating Income	20,723.76	27,367.00	(6,643.24)	191,138.21	179,951.00	11,187.21
Expense						
Insurance						
5400 – Insurance Premiums	2,690.70	2,345.00	345.70	13,005.08	11,725.00	1,280.08
Total Insurance	2,690.70	2,345.00	345.70	13,005.08	11,725.00	1,280.08
Utilities						
6000 – Electric Service	2,000.00	4,500.00	(2,500.00)	10,000.00	15,950.00	(5,950.00)
6026 – Water & Sewer	1,726.00	3,718.00	(1,992.00)	5,232.48	18,590.00	(13,357.52)
6035 – Trash Service	9,722.55	4,744.00	4,978.55	26,719.65	23,717.00	3,002.65
6050 – Telephone Service	156.60	250.00	(93.40)	1,498.20	1,250.00	248.20
Total Utilities	13,605.15	13,212.00	393.15	43,450.33	59,507.00	(16,056.67)
Contracted Services						
6430 – Cleaning Services	1,710.00	2,502.00	(792.00)	9,690.00	15,810.00	(6,120.00)
Total Contracted Services	1,710.00	2,502.00	(792.00)	9,690.00	15,810.00	(6,120.00)
Repair & Maintenance						
6530 – Common Areas Repair & Maintenance	0.00	200.00	(200.00)	75.00	1,000.00	(925.00)
6550 – Elevator Repair & Maintenance	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)

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Expense								
Repair & Maintenance								
6565 - Fire System Repair & Maintenance	3,510.24	212.00	3,298.24	3,783.62	1,060.00	2,723.62	2,959.00	(824.62)
6625 - HVAC Supplies/Repair & Maintenance	0.00	900.00	(900.00)	0.00	900.00	(900.00)	900.00	900.00
Total Repair & Maintenance	3,510.24	1,728.00	1,782.24	3,858.62	5,043.00	(1,184.38)	9,059.00	5,200.38
Other Expenses								
9105 - Replacement Reserve Expense	0.00	1,659.00	(1,659.00)	21,851.00	19,074.00	2,777.00	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	1,659.00	(1,659.00)	21,851.00	34,465.00	(12,614.00)	36,122.00	14,271.00
Reserve Expenses								
9826 - Common Area Expenses	11,004.19	11,541.00	(536.81)	35,531.34	46,205.00	(10,673.66)	56,035.00	20,503.66
Total Reserve Expenses	11,004.19	11,541.00	(536.81)	35,531.34	46,205.00	(10,673.66)	56,035.00	20,503.66
Total Garden Style Group Operating Expenses	32,520.28	32,987.00	(466.72)	127,386.37	172,755.00	(45,368.63)	207,314.00	79,927.63
Total Garden Style Group Operating Income	(11,796.52)	(5,620.00)	(6,176.52)	63,751.84	7,196.00	56,555.84	(1.00)	(63,752.84)

Income Statement Report
Winslow Point Condo Trust
Common Operating

November 01, 2024 thru November 30, 2024

Expense	Current Period		Year to Date ('11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative							
5196 - Office Other Admin Expenses	27.13	150.00	(122.87)	346.34	750.00	(403.66)	553.66
Total Administrative	27.13	150.00	(122.87)	346.34	750.00	(403.66)	553.66
Insurance							
5400 - Insurance Premiums	687.06	396.00	291.06	3,320.78	1,978.00	1,342.78	(947.78)
Total Insurance	687.06	396.00	291.06	3,320.78	1,978.00	1,342.78	(947.78)
Utilities							
6000 - Electric Service	0.00	100.00	(100.00)	0.00	500.00	(500.00)	600.00
6027 - Irrigation Water	0.00	0.00	0.00	2,541.74	8,000.00	(5,458.26)	5,458.26
Total Utilities	0.00	100.00	(100.00)	2,541.74	8,500.00	(5,958.26)	6,058.26
Landscaping							
6100 - Grounds & Landscaping - Contract	3,000.00	4,311.00	(1,311.00)	12,000.00	21,563.00	(9,563.00)	9,563.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	900.00	0.00	900.00	(900.00)
Total Landscaping	3,000.00	4,311.00	(1,311.00)	12,900.00	21,563.00	(8,663.00)	8,663.00
Irrigation							
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Total Irrigation	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Contracted Services							
6442 - Snow Removal Services	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
Total Contracted Services	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
Repair & Maintenance							
6530 - Common Areas Repair & Maintenance	890.00	100.00	790.00	3,022.48	500.00	2,522.48	(2,422.48)
Total Repair & Maintenance	890.00	100.00	790.00	3,022.48	500.00	2,522.48	(2,422.48)
Professional Services							
7000 - Audit & Tax Services	0.00	83.00	(83.00)	0.00	415.00	(415.00)	3,100.00

Income Statement Report

Winslow Point Condo Trust

Common Operating

November 01, 2024 thru November 30, 2024

Expense	Current Period		Year to Date ('11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance
Professional Services						
7040 - Management Fees	1,400.00	1,400.00	0.00	8,400.00	7,000.00	1,400.00
Total Professional Services	1,400.00	1,483.00	(83.00)	8,400.00	7,415.00	985.00
Other Expenses						
9100 - Other Expenses	0.00	0.00	0.00	(166.00)	0.00	(166.00)
9105 - Replacement Reserve Expense	0.00	0.00	0.00	166.00	0.00	166.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Expenses						
9826 - Common Area Expenses	(11,004.19)	(11,541.00)	536.81	(35,531.34)	(46,205.00)	10,673.66
Total Reserve Expenses	(11,004.19)	(11,541.00)	536.81	(35,531.34)	(46,205.00)	10,673.66
Total Common Operating Expense	0.00	(1.00)	1.00	0.00	1.00	(1.00)
Total Common Operating Income / (Loss)	0.00	1.00	(1.00)	0.00	(1.00)	1.00

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

Income	Current Period		Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget		
Investment Income							
4905 - Reserve Contribution Income	0.00	1,659.00	(1,659.00)	20,730.00	19,074.00	1,656.00	1.00
4906 - Reserve Contribution Income 2	0.00	0.00	0.00	1,121.00	15,391.00	(14,270.00)	14,270.00
4910 - Interest Earned - Reserve Accounts	4.44	0.00	4.44	12.31	0.00	12.31	(12.31)
Total Investment Income	4.44	1,659.00	(1,654.56)	21,863.31	34,465.00	(12,601.69)	14,258.69
Total Garden Style Group Reserves Income	4.44	1,659.00	(1,654.56)	21,863.31	34,465.00	(12,601.69)	14,258.69
Total Garden Style Group Reserves Income	4.44	1,659.00	(1,654.56)	21,863.31	34,465.00	(12,601.69)	14,258.69
Total Association Net Income / (Loss)	(11,792.08)	(3,960.00)	(7,832.08)	85,615.15	41,660.00	43,955.15	(49,495.15)