



WINSLOW POINT CONDOMINIUM

MONTHLY FINANCIAL REPORTS

July 31, 2024

		Common	Townhome	Garden	Working		Townhome	Garden		
		Oper Fund	Oper Fund	Oper Fund	Cap Fund	Subtotal	Res Fund	Res Fund	Subtotal	Totals
ASSETS										
10100gs	Cash-Operating-Garden-CA Banc	0.00	0.00	44,885.13	0.00	44,885.13	0.00	0.00	0.00	44,885.13
10202gsr	Cash - CAB- Garden Style Reserve	0.00	0.00	0.00	0.00	0.00	0.00	3,139.08	3,139.08	3,139.08
11720gs	Due from Operating to Reserve Garden	0.00	0.00	0.00	0.00	0.00	0.00	1,121.00	1,121.00	1,121.00
12400gs	Prepaid Insurance Garden	0.00	0.00	5,450.54	0.00	5,450.54	0.00	0.00	0.00	5,450.54
TOTAL ASSETS		0.00	0.00	50,335.67	0.00	50,335.67	0.00	4,260.08	4,260.08	54,595.75
LIABILITIES:										
21100gs	Accounts Payable - Garden	0.00	0.00	7,957.80	0.00	7,957.80	0.00	0.00	0.00	7,957.80
21110gs	Accrued Water & Sewer Garden	0.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00	0.00	2,000.00
21120gs	Accrued Expenses - Garden	0.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00	0.00	2,000.00
21205gs	Prepaid Condo Fees Garden Style	0.00	0.00	10,766.92	0.00	10,766.92	0.00	0.00	0.00	10,766.92
21720gs	Due to Reserve from Operating - Garde	0.00	0.00	1,121.00	0.00	1,121.00	0.00	0.00	0.00	1,121.00
TOTAL LIABILITIES		0.00	0.00	23,845.72	0.00	23,845.72	0.00	0.00	0.00	23,845.72
FUND BALANCES:										
Garden Oper Fund-C Yr Sur (Def)		0.00	0.00	26,489.95	0.00	26,489.95	0.00	0.00	0.00	26,489.95
Garden Repl Fund-C Yr Sur (Def)		0.00	0.00	0.00	0.00	0.00	0.00	4,260.08	4,260.08	4,260.08
TOTAL FUND BALANCES		0.00	0.00	26,489.95	0.00	26,489.95	0.00	4,260.08	4,260.08	30,750.03
TOTAL LIABILITIES AND FUND BALANCES		0.00	0.00	50,335.67	0.00	50,335.67	0.00	4,260.08	4,260.08	54,595.75

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Winslow Point Condominium
Common Operating Fund-Profit & Loss Var
07/31/2024

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	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Total Income	0.00	0	0.00	0.00	0	0.00	0
Expenses							
Administrative Expenses							
62610ope Legal-General	0.00	433	433.00	0.00	433	433.00	2,600
62650ope Management Fees	0.00	1,400	1,400.00	0.00	1,400	1,400.00	8,400
62680ope Misc. Admin. Expense	0.00	150	150.00	0.00	150	150.00	900
62960ope Tax Prep & Review	0.00	0	0.00	0.00	0	0.00	500
Total Administrative Expenses	0.00	1,983	1,983.00	0.00	1,983	1,983.00	12,400
Operating Expenses							
64230ope Electric-Common Areas	0.00	100	100.00	0.00	100	100.00	600
64411ope Irrigation -Water	0.00	3,000	3,000.00	0.00	3,000	3,000.00	8,500
64500ope Landscaping-Contract	0.00	5,390	5,390.00	0.00	5,390	5,390.00	21,563
64850ope Snow Removal	0.00	0	0.00	0.00	0	0.00	10,000
Total Operating Expense	0.00	8,490	8,490.00	0.00	8,490	8,490.00	40,663
Maintenance Expenses							
65372ope M&R-General	320.36	100	(220.36)	320.36	100	(220.36)	600
Total Maintenance Expenses	320.36	100	(220.36)	320.36	100	(220.36)	600
Taxes & Insurance							
67120ope Ins-Property & Liability	444.38	395	(49.38)	444.38	395	(49.38)	2,373

		MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
	Total Taxes & Insurance	444.38	395	(49.38)	444.38	395	(49.38)	2,373
	Total Expenses	764.74	10,968	10,203.26	764.74	10,968	10,203.26	56,036
	Expense Allocations							
69400gs	Expense Allocation - GS Group	(764.74)	(10,968)	(10,203.26)	(764.74)	(10,968)	(10,203.26)	(56,036)
	Total Expense Allocations	(764.74)	(10,968)	(10,203.26)	(764.74)	(10,968)	(10,203.26)	(56,036)
	Operating Surplus(Deficit)	0.00	0	0.00	0.00	0	0.00	0

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Garden Oper Fund-Profit & Loss Var
07/31/2024

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		MTD	MTD	MTD	YTD	YTD	YTD	Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Owner Income								
g51400	Common Area Fees GS Group	20,954.09	20,731	223.09	25,567.00	20,731	4,836.00	124,388
G51410	Less: Reserve Contribution GS	(4,260.00)	(3,454)	(806.00)	(4,260.00)	(3,454)	(806.00)	(20,729)
g51500	Working Cap Contribution Garde	9,417.00	10,365	(948.00)	9,417.00	10,365	(948.00)	62,194
g51502	Repl Reserve-Closings	3,139.00	3,455	(316.00)	3,139.00	3,455	(316.00)	20,731
Total Owner Income		29,250.09	31,097	(1,846.91)	33,863.00	31,097	2,766.00	186,584
Other Income								
g54010	Interest Income Garden	0.57	0	0.57	0.57	0	0.57	0
Total Other Income		0.57	0	0.57	0.57	0	0.57	0
Total Income		29,250.66	31,097	(1,846.34)	33,863.57	31,097	2,766.57	186,584
Expenses								
Administrative Expenses								
g62970	Telephone GS Group	546.00	250	(296.00)	546.00	250	(296.00)	1,500
Total Administrative Expenses		546.00	250	(296.00)	546.00	250	(296.00)	1,500
Operating Expenses								
g64230	Electricity GS Group	2,000.00	2,000	0.00	2,000.00	2,000	0.00	21,450
g64920	Trash Removal GS Group	0.00	4,743	4,743.00	0.00	4,743	4,743.00	28,460
g64970	Water & Sewer GS Group	2,000.00	2,000	0.00	2,000.00	2,000	0.00	22,308
Total Operating Expense		4,000.00	8,743	4,743.00	4,000.00	8,743	4,743.00	72,218
Maintenance Expenses								
g65030	Cleaning GS Group	0.00	3,051	3,051.00	0.00	3,051	3,051.00	18,310
g65150	Maint-Elevators MR Group	0.00	416	416.00	0.00	416	416.00	2,500

Winslow Point Condominium
Garden Oper Fund-Profit & Loss Var
07/31/2024

		MTD	MTD	MTD	YTD	YTD	YTD	Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
g65160	Maint - HVAC GS	0.00	150	150.00	0.00	150	150.00	900
g65351	Mtc&Rep-Fire Systems MR Group	0.00	493	493.00	0.00	493	493.00	2,959
g65372	Mtc&Rep-General MR Group	0.00	450	450.00	0.00	450	450.00	2,700
	Total Maintenance Expenses	0.00	4,560	4,560.00	0.00	4,560	4,560.00	27,369
	Taxes & Insurance							
g67120	Insurance Property & Liability	2,062.88	2,345	282.12	2,062.88	2,345	282.12	14,070
	Total Taxes & Insurance	2,062.88	2,345	282.12	2,062.88	2,345	282.12	14,070
	Allocations							
g67900	Common Area Allocation GS Grou	764.74	10,968	10,203.26	764.74	10,968	10,203.26	56,036
	Total Allocations	764.74	10,968	10,203.26	764.74	10,968	10,203.26	56,036
	Contingency Expenses							
g69800	Transfer to Working Capital GS	0.00	2,565	2,565.00	0.00	2,565	2,565.00	15,391
	Total Contingency Exp.	0.00	2,565	2,565.00	0.00	2,565	2,565.00	15,391
	Total Expenses	7,373.62	29,431	22,057.38	7,373.62	29,431	22,057.38	186,584
	Operating Surplus (Deficit)	21,877.04	1,666	20,211.04	26,489.95	1,666	24,823.95	0
	Non-Operating Activity							

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Garden Oper Fund-Profit & Loss Var
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	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Total Non-Operating Activity	0.00	0	0.00	0.00	0	0.00	0
Net Surplus (Deficit)	21,877.04	1,666	20,211.04	26,489.95	1,666	24,823.95	0

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Garden Cap Res Fund-Profit & Loss Var
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WINSLOW POINT CONDOMINIUM

MONTHLY FINANCIAL REPORTS

August 31, 2024

		Common	Townhome	Garden	Working		Townhome	Garden		
		Oper Fund	Oper Fund	Oper Fund	Cap Fund	Subtotal	Res Fund	Res Fund	Subtotal	Totals
ASSETS										
10100gs	Cash-Operating-Garden-CA Banc	0.00	0.00	64,393.08	0.00	64,393.08	0.00	0.00	0.00	64,393.08
10202gsr	Cash - CAB- Garden Style Reserve	0.00	0.00	0.00	0.00	0.00	0.00	13,328.09	13,328.09	13,328.09
11305gs	Accounts Receivable Garden Style	0.00	0.00	13,821.00	0.00	13,821.00	0.00	0.00	0.00	13,821.00
12400gs	Prepaid Insurance Garden	0.00	0.00	7,168.86	0.00	7,168.86	0.00	0.00	0.00	7,168.86
TOTAL ASSETS		0.00	0.00	85,382.94	0.00	85,382.94	0.00	13,328.09	13,328.09	98,711.03
LIABILITIES:										
21100gs	Accounts Payable - Garden	0.00	0.00	11,498.77	0.00	11,498.77	0.00	0.00	0.00	11,498.77
21110gs	Accrued Water & Sewer Garden	0.00	0.00	4,000.00	0.00	4,000.00	0.00	0.00	0.00	4,000.00
21120gs	Accrued Expenses - Garden	0.00	0.00	8,867.72	0.00	8,867.72	0.00	0.00	0.00	8,867.72
21205gs	Prepaid Condo Fees Garden Style	0.00	0.00	15,227.92	0.00	15,227.92	0.00	0.00	0.00	15,227.92
TOTAL LIABILITIES		0.00	0.00	39,594.41	0.00	39,594.41	0.00	0.00	0.00	39,594.41
FUND BALANCES:										
Garden Oper Fund-C Yr Sur (Def)		0.00	0.00	45,788.53	0.00	45,788.53	0.00	0.00	0.00	45,788.53
Garden Repl Fund-C Yr Sur (Def)		0.00	0.00	0.00	0.00	0.00	0.00	13,328.09	13,328.09	13,328.09
TOTAL FUND BALANCES		0.00	0.00	45,788.53	0.00	45,788.53	0.00	13,328.09	13,328.09	59,116.62
TOTAL LIABILITIES AND FUND BALANCES		0.00	0.00	85,382.94	0.00	85,382.94	0.00	13,328.09	13,328.09	98,711.03

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Common Operating Fund-Profit & Loss Var
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	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Total Income	0.00	0	0.00	0.00	0	0.00	0
Expenses							
Administrative Expenses							
62610ope Legal-General	0.00	433	433.00	0.00	866	866.00	2,600
62650ope Management Fees	4,200.00	1,400	(2,800.00)	4,200.00	2,800	(1,400.00)	8,400
62680ope Misc. Admin. Expense	67.72	150	82.28	67.72	300	232.28	900
62960ope Tax Prep & Review	0.00	0	0.00	0.00	0	0.00	500
Total Administrative Expenses	4,267.72	1,983	(2,284.72)	4,267.72	3,966	(301.72)	12,400
Operating Expenses							
64230ope Electric-Common Areas	0.00	100	100.00	0.00	200	200.00	600
64411ope Irrigation -Water	0.00	3,000	3,000.00	0.00	6,000	6,000.00	8,500
64500ope Landscaping-Contract	4,800.00	5,391	591.00	4,800.00	10,781	5,981.00	21,563
64850ope Snow Removal	0.00	0	0.00	0.00	0	0.00	10,000
Total Operating Expense	4,800.00	8,491	3,691.00	4,800.00	16,981	12,181.00	40,663
Maintenance Expenses							
65372ope M&R-General	1,052.12	100	(952.12)	1,372.48	200	(1,172.48)	600
Total Maintenance Expenses	1,052.12	100	(952.12)	1,372.48	200	(1,172.48)	600
Taxes & Insurance							
67120ope Ins-Property & Liability	792.32	395	(397.32)	1,236.70	790	(446.70)	2,373

		MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
	Total Taxes & Insurance	792.32	395	(397.32)	1,236.70	790	(446.70)	2,373
	Total Expenses	10,912.16	10,969	56.84	11,676.90	21,937	10,260.10	56,036
	Expense Allocations							
69400gs	Expense Allocation - GS Group	(10,912.16)	(10,969)	(56.84)	(11,676.90)	(21,937)	(10,260.10)	(56,036)
	Total Expense Allocations	(10,912.16)	(10,969)	(56.84)	(11,676.90)	(21,937)	(10,260.10)	(56,036)
	Operating Surplus(Deficit)	0.00	0	0.00	0.00	0	0.00	0

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Garden Oper Fund-Profit & Loss Var
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		MTD	MTD	MTD	YTD	YTD	YTD	Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Owner Income								
g51400	Common Area Fees GS Group	19,892.00	20,731	(839.00)	45,459.00	41,462	3,997.00	124,388
G51410	Less: Reserve Contribution GS	(9,067.00)	(3,455)	(5,612.00)	(13,327.00)	(6,909)	(6,418.00)	(20,729)
g51500	Working Cap Contribution Garde	27,201.00	10,365	16,836.00	36,618.00	20,730	15,888.00	62,194
g51502	Repl Reserve-Closings	9,067.00	3,455	5,612.00	12,206.00	6,910	5,296.00	20,731
Total Owner Income		47,093.00	31,096	15,997.00	80,956.00	62,193	18,763.00	186,584
Other Income								
g54010	Interest Income Garden	2.17	0	2.17	2.74	0	2.74	0
Total Other Income		2.17	0	2.17	2.74	0	2.74	0
Total Income		47,095.17	31,096	15,999.17	80,958.74	62,193	18,765.74	186,584
Expenses								
Administrative Expenses								
g62970	Telephone GS Group	819.65	250	(569.65)	1,365.65	500	(865.65)	1,500
Total Administrative Expenses		819.65	250	(569.65)	1,365.65	500	(865.65)	1,500
Operating Expenses								
g64230	Electricity GS Group	2,000.00	3,000	1,000.00	4,000.00	5,000	1,000.00	21,450
g64920	Trash Removal GS Group	2,886.00	4,743	1,857.00	2,886.00	9,486	6,600.00	28,460
g64970	Water & Sewer GS Group	2,000.00	3,000	1,000.00	4,000.00	5,000	1,000.00	22,308
Total Operating Expense		6,886.00	10,743	3,857.00	10,886.00	19,486	8,600.00	72,218
Maintenance Expenses								
g65030	Cleaning GS Group	3,040.00	3,051	11.00	3,040.00	6,102	3,062.00	18,310
g65150	Maint-Elevators MR Group	0.00	416	416.00	0.00	832	832.00	2,500

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Garden Oper Fund-Profit & Loss Var
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		MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
g65160	Maint - HVAC GS	0.00	150	150.00	0.00	300	300.00	900
g65351	Mtc&Rep-Fire Systems MR Group	3,358.38	493	(2,865.38)	3,358.38	986	(2,372.38)	2,959
g65372	Mtc&Rep-General MR Group	0.00	450	450.00	0.00	900	900.00	2,700
	Total Maintenance Expenses	6,398.38	4,560	(1,838.38)	6,398.38	9,120	2,721.62	27,369
	Taxes & Insurance							
g67120	Insurance Property & Liability	2,780.40	2,345	(435.40)	4,843.28	4,690	(153.28)	14,070
	Total Taxes & Insurance	2,780.40	2,345	(435.40)	4,843.28	4,690	(153.28)	14,070
	Allocations							
g67900	Common Area Allocation GS Grou	10,912.16	10,969	56.84	11,676.90	21,937	10,260.10	56,036
	Total Allocations	10,912.16	10,969	56.84	11,676.90	21,937	10,260.10	56,036
	Contingency Expenses							
g69800	Transfer to Working Capital GS	0.00	2,565	2,565.00	0.00	5,130	5,130.00	15,391
	Total Contingency Exp.	0.00	2,565	2,565.00	0.00	5,130	5,130.00	15,391
	Total Expenses	27,796.59	31,432	3,635.41	35,170.21	60,863	25,692.79	186,584
	Operating Surplus (Deficit)	19,298.58	(336)	19,634.58	45,788.53	1,330	44,458.53	0
	Non-Operating Activity							

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Garden Oper Fund-Profit & Loss Var
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	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Total Non-Operating Activity	0.00	0	0.00	0.00	0	0.00	0
Net Surplus (Deficit)	19,298.58	(336)	19,634.58	45,788.53	1,330	44,458.53	0

Winslow Point Condominium
Garden Cap Res Fund-Profit & Loss Var
08/31/2024

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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)

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

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

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
<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)

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

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>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>21,858.87</u>	<u>21,689.49</u>	<u>169.38</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>21,858.87</u>	<u>21,689.49</u>	<u>169.38</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

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>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 Expen	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 Incom	(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

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>								
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)

Income Statement Report
Winslow Point Condo Trust
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)

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)

Balance Sheet Report

Winslow Point Condo Trust

Garden Style Group Operating

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)

Income Statement Report Winslow Point Condo Trus arden Style Group Operati

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

<u>Expense</u>	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

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

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

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>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 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 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 Incom	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

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>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

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<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

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
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)