

Balance Sheet Report

Winslow Point Condo Trust

Garden Style Group Operating

As of January 31, 2025

<u>Assets</u>	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
Operating Funds			
1000 - First Citizens Bank x7131	78,153.84	77,667.63	486.21
Total Operating Funds	78,153.84	77,667.63	486.21
Accounts Receivable			
1500 - Accounts Receivable - Owners	9,304.00	11,790.00	(2,486.00)
1650 - Due To/From Reserves	(2,180.00)	0.00	(2,180.00)
Total Accounts Receivable	7,124.00	11,790.00	(4,666.00)
Prepaid Expenses			
1600 - Prepaid Insurance	13,860.66	17,351.02	(3,490.36)
1640 - Other Prepaid Expenses	2,000.00	2,400.00	(400.00)
Total Prepaid Expenses	15,860.66	19,751.02	(3,890.36)
Total Assets	101,138.50	109,208.65	(8,070.15)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	3,086.26	11,992.57	(8,906.31)
Total Accounts Payable	3,086.26	11,992.57	(8,906.31)
Accrued Expenses			
2370 - Accrued Water and Sewer Service	3,144.00	2,388.00	756.00
2395 - Other Accrued Expenses	28,284.24	24,585.06	3,699.18
Total Accrued Expenses	31,428.24	26,973.06	4,455.18

Balance Sheet Report

Winslow Point Condo Trust

Garden Style Group Operating

As of January 31, 2025

	Balance Jan 31, 2025	Balance Dec 31, 2024	Change
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Condo Fees	5,935.92	8,792.18	(2,856.26)
Total Prepaid Assessments	5,935.92	8,792.18	(2,856.26)
Total Liabilities	40,450.42	47,757.81	(7,307.39)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	61,450.84	61,450.84	0.00
Total Owners Equity - Prior Years	61,450.84	61,450.84	0.00
Total Owners' Equity	61,450.84	61,450.84	0.00
Garden Style Group Operating Income / (Los:	(762.76)	0.00	(762.76)
Total Liabilities and Owner Equity	101,138.50	109,208.65	(8,070.15)

Balance Sheet Report

Winslow Point Condo Trust

Garden Style Group Reserves

As of January 31, 2025

<u>Assets</u>	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
Reserve Funds			
1326 - First Citizens Bank x9177	21,871.49	21,867.40	4.09
Total Reserve Funds	21,871.49	21,867.40	4.09
Accounts Receivable			
1651 - Due To/From Operating	2,180.00	0.00	2,180.00
Total Accounts Receivable	2,180.00	0.00	2,180.00
Total Assets	24,051.49	21,867.40	2,184.09
<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	21,867.40	21,867.40	0.00
Total Capital Reserves - Prior Years	21,867.40	21,867.40	0.00
Total Owners' Equity	21,867.40	21,867.40	0.00
Garden Style Group Reserves Income / (Loss)	2,184.09	0.00	2,184.09
Total Liabilities and Owner Equity	24,051.49	21,867.40	2,184.09

January 01, 2025 thru January 31, 2025

6565 - Fire System Repair & Maintenance

Income Statement Report

Winslow Point Condo Trust

Garden Style Group Operating

January 01, 2025 thru January 31, 2025

<u>Expense</u>	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance
Repair & Maintenance						
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	1,350.00	1,350.00
6715 - Reimbursable Repairs & Maintenance	150.00	0.00	150.00	150.00	0.00	(150.00)
Total Repair & Maintenance	625.00	2,589.00	(1,964.00)	625.00	2,589.00	(1,964.00)
Other Expenses						
9105 - Replacement Reserve Expense	2,180.00	2,180.00	0.00	2,180.00	2,180.00	0.00
9106 - Working Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expenses	2,180.00	2,180.00	0.00	2,180.00	2,180.00	0.00
Reserve Expenses						
9826 - Common Area Expenses	7,430.29	7,479.00	(48.71)	7,430.29	7,479.00	(48.71)
Total Reserve Expenses	7,430.29	7,479.00	(48.71)	7,430.29	7,479.00	(48.71)
Total Garden Style Group Operating Expen	22,608.23	30,307.00	(7,698.77)	22,608.23	30,307.00	(7,698.77)
Total Garden Style Group Operating Income	(762.76)	(8,504.00)	7,741.24	(762.76)	(8,504.00)	7,741.24

Income Statement Report

Winslow Point Condo Trust

Townhome Group Operating

January 01, 2025 thru January 31, 2025

	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4000 - Common Area Fees	0.00	0.00	0.00	0.00	26,367.00	26,367.00
4025 - One Time Replacement Reserve Asses	0.00	0.00	0.00	0.00	2,805.00	2,805.00
4120 - Working Capital Contribution Assessm	0.00	0.00	0.00	0.00	8,415.00	8,415.00
Total Assessment Income	0.00	0.00	0.00	0.00	37,587.00	37,587.00
Total Townhome Group Operating Income	0.00	0.00	0.00	0.00	37,587.00	37,587.00
Expense						
Insurance						
5400 - Insurance Premiums	0.00	0.00	0.00	0.00	2,938.00	2,938.00
Total Insurance	0.00	0.00	0.00	0.00	2,938.00	2,938.00
Utilities						
6035 - Trash Service	0.00	0.00	0.00	0.00	2,115.00	2,115.00
Total Utilities	0.00	0.00	0.00	0.00	2,115.00	2,115.00
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6620 - Gutter Repair & Maintenance	0.00	0.00	0.00	0.00	375.00	375.00
6680 - Painting Services & Supplies	0.00	0.00	0.00	0.00	2,949.00	2,949.00
Total Repair & Maintenance	0.00	0.00	0.00	0.00	4,324.00	4,324.00
Other Expenses						
9105 - Replacement Reserve Expense	0.00	0.00	0.00	0.00	2,805.00	2,805.00
9106 - Working Capital Expense	0.00	0.00	0.00	0.00	8,415.00	8,415.00
Total Other Expenses	0.00	0.00	0.00	0.00	11,220.00	11,220.00

Income Statement Report

Winslow Point Condo Trust

Townhome Group Operating

January 01, 2025 thru January 31, 2025

Expense	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Reserve Expenses						
9826 - Common Area Expenses	0.00	0.00	0.00	0.00	16,990.00	16,990.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	16,990.00	16,990.00
Total Townhome Group Operating Expense	0.00	0.00	0.00	0.00	37,587.00	37,587.00
Total Townhome Group Operating Income	0.00	0.00	0.00	0.00	0.00	0.00

Income Statement Report
Winslow Point Condo Trust
Common Operating

January 01, 2025 thru January 31, 2025

<u>Expense</u>	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance
Administrative						
5196 - Office Other Admin Expenses	168.33	150.00	18.33	168.33	150.00	18.33
Total Administrative	168.33	150.00	18.33	168.33	150.00	18.33
Insurance						
5400 - Insurance Premiums	709.96	395.00	314.96	709.96	395.00	314.96
Total Insurance	709.96	395.00	314.96	709.96	395.00	314.96
Utilities						
6000 - Electric Service	0.00	100.00	(100.00)	0.00	100.00	(100.00)
6027 - Irrigation Water	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Landscaping						
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	0.00	0.00	0.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Total Landscaping	0.00	0.00	0.00	0.00	0.00	0.00
Irrigation						
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Total Irrigation	0.00	0.00	0.00	0.00	0.00	0.00
Contracted Services						
6442 - Snow Removal Services	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00
6444 - Stormwater Management Maint Serv	0.00	0.00	0.00	0.00	0.00	0.00
Total Contracted Services	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	152.00	300.00	(148.00)	152.00	300.00	(148.00)
Total Repair & Maintenance	152.00	300.00	(148.00)	152.00	300.00	(148.00)
Professional Services						
7000 - Audit & Tax Services	0.00	83.00	(83.00)	0.00	83.00	(83.00)

Income Statement Report

Winslow Point Condo Trust

Common Operating

January 01, 2025 thru January 31, 2025

<u>Expense</u>	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance
Professional Services						
7005 - Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00
7040 - Management Fees	1,400.00	1,450.00	(50.00)	1,400.00	1,450.00	(50.00)
Total Professional Services	1,400.00	1,533.00	(133.00)	1,400.00	1,533.00	(133.00)
Reserve Expenses						
9826 - Common Area Expenses	(7,430.29)	(7,479.00)	48.71	(7,430.29)	(7,479.00)	48.71
Total Reserve Expenses	(7,430.29)	(7,479.00)	48.71	(7,430.29)	(7,479.00)	48.71
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

January 01, 2025 thru January 31, 2025

	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Variance	Actual	Budget		
Income						
Investment Income						
4906 - Reserve Contribution Income 2	2,180.00	0.00	2,180.00	0.00	0.00	(2,180.00)
4910 - Interest Earned - Reserve Accounts	4.09	0.00	4.09	0.00	0.00	(4.09)
Total Investment Income	2,184.09	0.00	2,184.09	0.00	0.00	(2,184.09)
Total Garden Style Group Reserves Income	2,184.09	0.00	2,184.09	0.00	0.00	(2,184.09)
Total Garden Style Group Reserves Income	2,184.09	0.00	2,184.09	0.00	0.00	(2,184.09)
Total Association Net Income / (Loss)	1,421.33	(8,503.00)	1,421.33	(8,503.00)	0.00	(1,421.33)

Income and Expense Projection Report

Winslow Point Condo Trust

Common Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Administrative														
5196 - Office Other Admin Expenses	168	150	306	315	315	315	315	315	315	315	315	315	3,459	3,441
Total Administrative	168	150	306	315	315	315	315	315	315	315	315	315	3,459	3,441
Insurance														
5400 - Insurance Premiums	710	395	395	395	395	395	415	415	415	415	415	419	5,179	4,864
Total Insurance	710	395	395	395	395	395	415	415	415	415	415	419	5,179	4,864
Utilities														
6000 - Electric Service	0	100	100	100	100	100	100	100	100	100	100	100	1,100	1,200
6027 - Irrigation Water	0	0	0	0	3,000	3,000	3,000	3,000	3,000	3,000	0	0	18,000	18,000
Total Utilities	0	100	100	100	3,100	3,100	3,100	3,100	3,100	3,100	100	100	19,100	19,200
Landscaping														
6100 - Grounds & Landscaping - Contract	0	0	0	5,563	5,563	5,563	5,563	5,563	5,563	5,563	5,559	0	44,500	44,500
6110 - Landscape Repair & Maintenance	0	0	0	0	0	0	0	0	0	3,000	0	0	3,000	3,000
Total Landscaping	0	0	0	5,563	5,563	5,563	5,563	5,563	5,563	8,563	5,559	0	47,500	47,500
Irrigation														
6200 - Irrigation Repair & Maintenance	0	0	0	375	375	375	375	375	375	375	0	0	2,625	2,625
Total Irrigation	0	0	0	375	375	375	375	375	375	375	0	0	2,625	2,625
Contracted Services														
6442 - Snow Removal Services	5,000	5,000	5,000	0	0	0	0	0	0	0	9,000	9,000	33,000	33,000
6444 - Stormwater Management Maint Ser	0	0	0	0	0	500	0	0	500	0	0	500	1,500	1,500
Total Contracted Services	5,000	5,000	5,000	0	0	500	0	0	500	0	9,000	9,500	34,500	34,500
Repair & Maintenance														
6530 - Common Areas Repair & Maintenan	152	300	300	300	300	300	300	300	300	300	300	300	3,452	3,600
Total Repair & Maintenance	152	300	300	300	300	300	300	300	300	300	300	300	3,452	3,600
Professional Services														
7000 - Audit & Tax Services	0	83	83	83	83	83	83	83	83	83	83	2,687	3,517	3,600
7005 - Consulting Services	0	0	0	0	0	0	0	0	10,000	0	0	0	10,000	10,000

Income and Expense Projection Report

Winslow Point Condo Trust

Common Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Professional Services														
7040 - Management Fees	1,400	1,450	1,512	3,055	3,055	3,055	3,055	3,055	3,055	3,055	3,055	3,055	31,857	31,907
Total Professional Services	1,400	1,533	1,595	3,138	3,138	3,138	3,138	3,138	13,138	3,138	3,138	5,742	45,374	45,507
Reserve Expenses														
9826 - Common Area Expenses	(7,430)	(7,479)	(7,697)	(10,186)	(13,186)	(13,686)	(13,206)	(13,206)	(23,706)	(16,206)	(18,831)	(16,369)	(161,188)	(161,237)
Total Reserve Expenses	(7,430)	(7,479)	(7,697)	(10,186)	(13,186)	(13,686)	(13,206)	(13,206)	(23,706)	(16,206)	(18,831)	(16,369)	(161,188)	(161,237)
Total Expense	0	(1)	(1)	0	0	0	0	0	0	0	(4)	7	1	0
Total Common Operating	0	1	1	0	0	0	0	0	0	0	4	(7)	(1)	0

Income and Expense Projection Report

Winslow Point Condo Trust

Garden Style Group Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - Common Area Fees	21,842	21,803	21,803	43,373	43,377	43,377	43,377	43,377	43,377	43,377	43,377	43,377	455,837	455,798
4025 - One Time Replacement Reserve As	0	0	0	10,410	6,940	2,602	868	868	0	0	0	0	21,688	21,688
4120 - Working Capital Contribution Asses:	0	0	0	31,231	20,821	7,807	2,603	2,603	0	0	0	0	65,065	65,065
Total Assessment Income	21,842	21,803	21,803	85,014	71,138	53,786	46,848	46,848	43,377	43,377	43,377	43,377	542,590	542,551
Collections Income														
4710 - Late Fees & Interest	3	0	0	0	0	0	0	0	0	0	0	0	3	0
Total Collections Income	3	0	0	0	0	0	0	0	0	0	0	0	3	0
Total Income	21,845	21,803	21,803	85,014	71,138	53,786	46,848	46,848	43,377	43,377	43,377	43,377	542,593	542,551
Insurance														
5400 - Insurance Premiums	2,780	3,107	3,107	6,274	6,274	6,274	6,431	6,431	6,431	6,431	6,431	6,432	66,403	66,730
Total Insurance	2,780	3,107	3,107	6,274	6,274	6,274	6,431	6,431	6,431	6,431	6,431	6,432	66,403	66,730
Utilities														
6000 - Electric Service	3,000	3,000	3,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	63,000	63,000
6026 - Water & Sewer	756	0	0	6,479	0	0	12,958	0	0	12,958	0	0	33,151	38,874
6035 - Trash Service	3,970	2,886	2,886	5,259	5,259	5,259	5,259	4,259	4,259	4,259	4,259	4,262	52,076	51,992
6050 - Telephone Service	157	300	300	600	600	600	600	600	600	600	600	600	6,157	6,300
Total Utilities	7,883	6,186	6,186	18,338	11,859	11,859	24,817	10,859	10,859	23,817	10,859	10,862	154,384	160,166
Contracted Services														
6430 - Cleaning Services	1,710	1,287	1,287	6,200	2,575	2,575	2,575	9,575	2,575	3,375	2,575	3,574	39,883	39,460
Total Contracted Services	1,710	1,287	1,287	6,200	2,575	2,575	2,575	9,575	2,575	3,375	2,575	3,574	39,883	39,460
Repair & Maintenance														
6530 - Common Areas Repair & Maintenan	0	400	400	800	800	4,800	800	800	800	3,800	800	800	15,000	15,400
6550 - Elevator Repair & Maintenance	0	417	417	417	417	417	1,467	817	817	817	817	813	7,633	8,050
6565 - Fire System Repair & Maintenance	475	272	272	447	447	447	5,382	447	447	1,947	447	443	11,473	12,770
6625 - HVAC Supplies/Repair & Maintenan	0	0	0	450	0	0	0	0	0	0	900	0	1,350	1,350

Income and Expense Projection Report

Winslow Point Condo Trust

Garden Style Group Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Repair & Maintenance														
6715 - Reimbursable Repairs & Maintenance	150	0	0	0	0	0	0	0	0	0	0	0	150	0
Total Repair & Maintenance	625	1,089	1,089	2,114	1,664	5,664	7,649	2,064	2,064	6,564	2,964	2,056	35,606	37,570
Other Expenses														
9105 - Replacement Reserve Expense	2,180	2,180	2,180	4,336	4,338	4,338	4,338	4,338	4,338	4,338	4,338	4,338	45,580	45,580
9106 - Working Capital Expense	0	0	0	23,423	15,616	5,856	1,952	1,952	0	0	0	0	48,799	48,799
Total Other Expenses	2,180	2,180	2,180	27,759	19,954	10,194	6,290	6,290	4,338	4,338	4,338	4,338	94,379	94,379
Reserve Expenses														
9826 - Common Area Expenses	7,430	7,479	6,971	8,991	11,639	12,080	11,656	11,656	20,924	14,304	16,621	14,446	144,197	144,246
Total Reserve Expenses	7,430	7,479	6,971	8,991	11,639	12,080	11,656	11,656	20,924	14,304	16,621	14,446	144,197	144,246
Total Expense	22,608	21,328	20,820	69,676	53,965	48,646	59,418	46,875	47,191	58,829	43,788	41,708	534,852	542,551
Total Garden Style Group Operating	(763)	475	983	15,338	17,173	5,140	(12,570)	(27)	(3,814)	(15,452)	(411)	1,669	7,741	0

Income and Expense Projection Report

Winslow Point Condo Trust

Garden Style Group Reserves

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Investment Income														
4906 - Reserve Contribution Income 2	2,180	0	0	0	0	0	0	0	0	0	0	0	2,180	0
4910 - Interest Earned - Reserve Accounts	4	0	0	0	0	0	0	0	0	0	0	0	4	0
Total Investment Income	2,184	0	0	0	0	0	0	0	0	0	0	0	2,184	0
Total Income	2,184	0	0	0	0	0	0	0	0	0	0	0	2,184	0
Total Garden Style Group Reserves	2,184	0	0	0	0	0	0	0	0	0	0	0	2,184	0

Income and Expense Projection Report

Winslow Point Condo Trust

Townhome Group Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - Common Area Fees	0	0	1,122	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,805	26,367	26,367
4025 - One Time Replacement Reserve As	0	0	1,122	1,683	0	0	0	0	0	0	0	0	2,805	2,805
4120 - Working Capital Contribution Asses:	0	0	3,366	5,049	0	0	0	0	0	0	0	0	8,415	8,415
Total Assessment Income	0	0	5,610	9,537	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,805	37,587	37,587
Total Income	0	0	5,610	9,537	2,805	2,805	2,805	2,805	2,805	2,805	2,805	2,805	37,587	37,587
Insurance														
5400 - Insurance Premiums	0	0	125	309	313	313	313	313	313	313	313	313	2,938	2,938
Total Insurance	0	0	125	309	313	313	313	313	313	313	313	313	2,938	2,938
Utilities														
6035 - Trash Service	0	0	90	225	225	225	225	225	225	225	225	225	2,115	2,115
Total Utilities	0	0	90	225	225	225	225	225	225	225	225	225	2,115	2,115
Repair & Maintenance														
6530 - Common Areas Repair & Maintenanr	0	0	100	100	100	100	100	100	100	100	100	100	1,000	1,000
6620 - Gutter Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	375	0	375	375
6680 - Painting Services & Supplies	0	0	0	0	0	0	0	0	0	2,949	0	0	2,949	2,949
Total Repair & Maintenance	0	0	100	100	100	100	100	100	100	3,049	475	100	4,324	4,324
Other Expenses														
9105 - Replacement Reserve Expense	0	0	1,122	1,683	0	0	0	0	0	0	0	0	2,805	2,805
9106 - Working Capital Expense	0	0	3,366	5,049	0	0	0	0	0	0	0	0	8,415	8,415
Total Other Expenses	0	0	4,488	6,732	0	0	0	0	0	0	0	0	11,220	11,220
Reserve Expenses														
9826 - Common Area Expenses	0	0	726	1,195	1,548	1,606	1,550	1,550	2,782	1,902	2,210	1,921	16,990	16,990
Total Reserve Expenses	0	0	726	1,195	1,548	1,606	1,550	1,550	2,782	1,902	2,210	1,921	16,990	16,990
Total Expense	0	0	5,529	8,561	2,186	2,244	2,188	2,188	3,420	5,489	3,223	2,559	37,587	37,587
Total Townhome Group Operating	0	0	81	976	619	561	617	617	(615)	(2,684)	(418)	246	0	0

Income and Expense Projection Report

Winslow Point Condo Trust

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - Common Area Fees	21,842	21,803	22,925	46,178	46,182	46,182	46,182	46,182	46,182	46,182	46,182	46,182	482,204	482,165
4025 - One Time Replacement Reserve As	0	0	1,122	12,093	6,940	2,602	868	868	0	0	0	0	24,493	24,493
4120 - Working Capital Contribution Asses:	0	0	3,366	36,280	20,821	7,807	2,603	2,603	0	0	0	0	73,480	73,480
Total Assessment Income	21,842	21,803	27,413	94,551	73,943	56,591	49,653	49,653	46,182	46,182	46,182	46,182	580,177	580,138
Collections Income														
4710 - Late Fees & Interest	3	0	0	0	0	0	0	0	0	0	0	0	3	0
Total Collections Income	3	0	0	0	0	0	0	0	0	0	0	0	3	0
Investment Income														
4906 - Reserve Contribution Income 2	2,180	0	0	0	0	0	0	0	0	0	0	0	2,180	0
4910 - Interest Earned - Reserve Accounts	4	0	0	0	0	0	0	0	0	0	0	0	4	0
Total Investment Income	2,184	0	0	0	0	0	0	0	0	0	0	0	2,184	0
Total Income	24,030	21,803	27,413	94,551	73,943	56,591	49,653	49,653	46,182	46,182	46,182	46,182	582,365	580,138
Administrative														
5196 - Office Other Admin Expenses	168	150	306	315	315	315	315	315	315	315	315	315	3,459	3,441
Total Administrative	168	150	306	315	315	315	315	315	315	315	315	315	3,459	3,441
Insurance														
5400 - Insurance Premiums	3,490	3,502	3,627	6,978	6,982	6,982	7,159	7,159	7,159	7,159	7,159	7,164	74,520	74,532
Total Insurance	3,490	3,502	3,627	6,978	6,982	6,982	7,159	7,159	7,159	7,159	7,159	7,164	74,520	74,532
Utilities														
6000 - Electric Service	3,000	3,100	3,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	64,100	64,200
6026 - Water & Sewer	756	0	0	6,479	0	0	12,958	0	0	12,958	0	0	33,151	38,874
6027 - Irrigation Water	0	0	0	0	3,000	3,000	3,000	3,000	3,000	3,000	0	0	18,000	18,000
6035 - Trash Service	3,970	2,886	2,976	5,484	5,484	5,484	5,484	4,484	4,484	4,484	4,484	4,487	54,191	54,107
6050 - Telephone Service	157	300	300	600	600	600	600	600	600	600	600	600	6,157	6,300
Total Utilities	7,883	6,286	6,376	18,663	15,184	15,184	28,142	14,184	14,184	27,142	11,184	11,187	175,599	181,481

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Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Landscaping														
6100 - Grounds & Landscaping - Contract	0	0	0	5,563	5,563	5,563	5,563	5,563	5,563	5,563	5,559	0	44,500	44,500
6110 - Landscape Repair & Maintenance	0	0	0	0	0	0	0	0	0	3,000	0	0	3,000	3,000
Total Landscaping	0	0	0	5,563	5,563	5,563	5,563	5,563	5,563	8,563	5,559	0	47,500	47,500
Irrigation														
6200 - Irrigation Repair & Maintenance	0	0	0	375	375	375	375	375	375	375	0	0	2,625	2,625
Total Irrigation	0	0	0	375	375	375	375	375	375	375	0	0	2,625	2,625
Contracted Services														
6430 - Cleaning Services	1,710	1,287	1,287	6,200	2,575	2,575	2,575	9,575	2,575	3,375	2,575	3,574	39,883	39,460
6442 - Snow Removal Services	5,000	5,000	5,000	0	0	0	0	0	0	0	9,000	9,000	33,000	33,000
6444 - Stormwater Management Maint Ser	0	0	0	0	0	500	0	0	500	0	0	500	1,500	1,500
Total Contracted Services	6,710	6,287	6,287	6,200	2,575	3,075	2,575	9,575	3,075	3,375	11,575	13,074	74,383	73,960
Repair & Maintenance														
6530 - Common Areas Repair & Maintenan	152	700	800	1,200	1,200	5,200	1,200	1,200	1,200	4,200	1,200	1,200	19,452	20,000
6550 - Elevator Repair & Maintenance	0	417	417	417	417	417	1,467	817	817	817	817	813	7,633	8,050
6565 - Fire System Repair & Maintenance	475	272	272	447	447	447	5,382	447	447	1,947	447	443	11,473	12,770
6620 - Gutter Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	375	0	375	375
6625 - HVAC Supplies/Repair & Maintenan	0	0	0	450	0	0	0	0	0	0	900	0	1,350	1,350
6680 - Painting Services & Supplies	0	0	0	0	0	0	0	0	0	2,949	0	0	2,949	2,949
6715 - Reimbursable Repairs & Maintenan	150	0	0	0	0	0	0	0	0	0	0	0	150	0
Total Repair & Maintenance	777	1,389	1,489	2,514	2,064	6,064	8,049	2,464	2,464	9,913	3,739	2,456	43,382	45,494
Professional Services														
7000 - Audit & Tax Services	0	83	83	83	83	83	83	83	83	83	83	2,687	3,517	3,600
7005 - Consulting Services	0	0	0	0	0	0	0	0	10,000	0	0	0	10,000	10,000
7040 - Management Fees	1,400	1,450	1,512	3,055	3,055	3,055	3,055	3,055	3,055	3,055	3,055	3,055	31,857	31,907
Total Professional Services	1,400	1,533	1,595	3,138	3,138	3,138	3,138	3,138	13,138	3,138	3,138	5,742	45,374	45,507
Other Expenses														
9105 - Replacement Reserve Expense	2,180	2,180	3,302	6,019	4,338	4,338	4,338	4,338	4,338	4,338	4,338	4,338	48,385	48,385

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Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Other Expenses														
9106 - Working Capital Expense	0	0	3,366	28,472	15,616	5,856	1,952	1,952	0	0	0	0	57,214	57,214
Total Other Expenses	2,180	2,180	6,668	34,491	19,954	10,194	6,290	6,290	4,338	4,338	4,338	4,338	105,599	105,599
Reserve Expenses														
9826 - Common Area Expenses	0	0	0	0	1	0	0	0	0	0	0	(2)	(1)	(1)
Total Reserve Expenses	0	0	0	0	1	0	0	0	0	0	0	(2)	(1)	(1)
Total Expense	22,608	21,327	26,348	78,237	56,151	50,890	61,606	49,063	50,611	64,318	47,007	44,274	572,440	580,138
All Departments Summary	1,421	476	1,065	16,314	17,792	5,701	(11,953)	590	(4,429)	(18,136)	(825)	1,908	9,924	0