

**WINDSOR PLACE AT BERKSHIRE LAKES**

Balance Sheet

As of 09/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH:					
1010	Iberia Operating 6781	46,588.01			46,588.01
1014	Alliance OP MMA ICS 565	320,693.03			320,693.03
1015	Alliance Bank OP 8281	88,281.88			88,281.88
1070	Iberia Reserves 7625		1,589.74		1,589.74
1072	Alliance Reserves 7364		42,553.98		42,553.98
1074	VNB Reserves MMA 5137		160,257.86		160,257.86
1220	TIAA Res CD4475 12/18/19 2.64%		20,020.26		20,020.26
1221	TIAA Res CD4483 12/18/19 2.64%		20,020.26		20,020.26
1222	TIAA Res CD4491 12/18/19 2.64%		20,020.26		20,020.26
1223	TIAA Res CD4505 12/18/19 2.64%		20,020.26		20,020.26
	Subtotal Cash	455,562.92	284,482.62	.00	740,045.54
CURRENT ASSETS:					
1310	Assessments Receivable	1,110.23			1,110.23
1360	Misc. Owner Receivables	65.00			65.00
1390	Owner Interest Receiv.	48.99			48.99
1610	Prepaid Insurance	48,121.31			48,121.31
1620	Prepaid Expenses	8,492.20			8,492.20
	Subtotal Current Assets	57,837.73	.00	.00	57,837.73
	TOTAL ASSETS	513,400.65	284,482.62	.00	797,883.27
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Balance Sheet

As of 09/30/19

Account	Description	Operating	Reserves	Other	Totals
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3011	Accrued Payables	3,785.39			3,785.39
3055	Def Storm Dmg-Insurance Procd	282,210.80			282,210.80
3310	Prepaid Owner Assessments	61,763.32			61,763.32
	Subtotal Current Liab.	<u>347,759.51</u>	<u>.00</u>	<u>.00</u>	<u>347,759.51</u>
<b>RESERVES:</b>					
5013	Reserves - Small Projects		6,139.25		6,139.25
5015	Reserves - Tree Trimming		12,053.75		12,053.75
5020	Reserves - Painting		39,060.84		39,060.84
5040	Reserves - Pavement		70,995.95		70,995.95
5045	Reserve - Paving/Sealing		6,677.25		6,677.25
5050	Reserves - Pool		61,996.34		61,996.34
5080	Reserves - Capital Improvment		937.50		937.50
5210	Reserves - Roofs		65,270.37		65,270.37
5220	Reserves - Well Pump		9,334.25		9,334.25
5255	Unallocated Interest		12,017.12		12,017.12
	Subtotal Reserves	<u>.00</u>	<u>284,482.62</u>	<u>.00</u>	<u>284,482.62</u>
<b>EQUITY:</b>					
5510	Prior Year Net Income/(Loss)	166,929.04			166,929.04
	Current Year Net Income/(Loss)	(1,287.90)	.00	.00	(1,287.90)
	Subtotal Equity	<u>165,641.14</u>	<u>.00</u>	<u>.00</u>	<u>165,641.14</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>513,400.65</u>	<u>284,482.62</u>	<u>.00</u>	<u>797,883.27</u>
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## WINDSOR PLACE AT BERKSHIRE LAKES

### INCOME/EXPENSE STATEMENT

Period: 09/01/19 to 09/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06310	Maintenance Fee - Operating	33,678.71	33,678.67	.04	303,108.39	303,108.03	.36	404,144.00
06311	Maintenance Fee - Reserves	.00	.00	.00	75,578.25	75,578.25	.00	100,771.00
06340	Late Fee Income	.00	.00	.00	149.25	.00	149.25	.00
06350	Legal Fees Reimbursement	.00	.00	.00	3,055.00	.00	3,055.00	.00
06370	Owner Collection Costs	.00	.00	.00	1,060.50	.00	1,060.50	.00
06390	Owner Interest Income	21.87	.00	21.87	702.55	.00	702.55	.00
06400	Storm Damage - Insur. Proceed	.00	.00	.00	180,859.00	.00	180,859.00	.00
06511	Background Ck/App Income	300.00	.00	300.00	1,610.00	.00	1,610.00	.00
06910	Interest Income	166.83	.00	166.83	2,282.10	.00	2,282.10	.00
06911	Reserve Interest	232.40	.00	232.40	2,854.34	.00	2,854.34	.00
	Subtotal Income	34,399.81	33,678.67	721.14	571,259.38	378,686.28	192,573.10	504,915.00
<b>EXPENSES</b>								
<b>GENERAL &amp; ADMINISTRATIVE:</b>								
07010	Accounting Fees	4,500.00	.00	(4,500.00)	4,500.00	250.00	(4,250.00)	250.00
07020	Application Processing	.00	83.33	83.33	380.00	749.97	369.97	1,000.00
07021	Background Checks	160.00	.00	(160.00)	520.00	.00	(520.00)	.00
07040	Bank Charges	.00	4.17	4.17	.00	37.53	37.53	50.00
07051	Security Patrol	.00	87.50	87.50	.00	787.50	787.50	1,050.00
07070	Filing Fees - Division	.00	.00	.00	525.25	525.00	(.25)	525.00
07080	Legal Fees	.00	583.33	583.33	2,816.45	5,249.97	2,433.52	7,000.00
07090	Insurance	5,845.04	6,000.00	154.96	49,670.82	54,000.00	4,329.18	72,000.00
07093	Flood Insurance	503.96	1,275.00	771.04	5,526.05	11,475.00	5,948.95	15,300.00
07120	Management Fees	1,508.00	1,508.00	.00	13,572.00	13,572.00	.00	18,096.00
07140	Office Expense	391.89	500.00	108.11	3,586.74	4,500.00	913.26	6,000.00
07430	Bad Debt Expense	.00	300.00	300.00	.00	2,700.00	2,700.00	3,600.00
	Subtotal Gen. & Admin.	12,908.89	10,341.33	(2,567.56)	81,097.31	93,846.97	12,749.66	124,871.00
<b>GROUNDS MAINTENANCE</b>								
08010	Lawn Maintenance Contract	4,350.00	4,433.00	83.00	39,440.50	39,897.00	456.50	53,196.00
08021	Landscape Improvements	55,157.00	.00	(55,157.00)	62,740.00	.00	(62,740.00)	.00
08022	Tree Trimming	.00	583.33	583.33	1,832.00	5,249.97	3,417.97	7,000.00
08030	Ground Cover	.00	416.67	416.67	642.50	3,750.03	3,107.53	5,000.00
08060	Shrubs/ Plants	.00	833.33	833.33	7,928.00	7,499.97	(428.03)	10,000.00
08070	Grounds - Pest Control	440.80	833.33	392.53	5,730.40	7,499.97	1,769.57	10,000.00
08080	Storm Damage	.00	250.00	250.00	180,859.00	2,250.00	(178,609.00)	3,000.00
	Subtotal Grounds	59,947.80	7,349.66	(52,598.14)	299,172.40	66,146.94	(233,025.46)	88,196.00

## WINDSOR PLACE AT BERKSHIRE LAKES

### INCOME/EXPENSE STATEMENT

Period: 09/01/19 to 09/30/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
POOL MAINTENANCE								
08210	Pool Cleaning Contract	325.00	325.00	.00	2,925.00	2,925.00	.00	3,900.00
08215	Pool Permits/License	.00	41.67	41.67	500.00	375.03	(124.97)	500.00
08220	Pool Repairs	.00	250.00	250.00	835.42	2,250.00	1,414.58	3,000.00
	Subtotal Pool	325.00	616.67	291.67	4,260.42	5,550.03	1,289.61	7,400.00
UTILITIES:								
08905	Cable	5,856.65	6,330.25	473.60	51,318.94	56,972.25	5,653.31	75,963.00
08910	Electricity	1,029.56	1,166.67	137.11	10,207.89	10,500.03	292.14	14,000.00
08930	Water & Sewer	105.56	100.00	(5.56)	1,003.47	900.00	(103.47)	1,200.00
	Subtotal Utilities	6,991.77	7,596.92	605.15	62,530.30	68,372.28	5,841.98	91,163.00
MAINTENANCE:								
09010	Building Maintenance	843.71	4,166.67	3,322.96	27,126.51	37,500.03	10,373.52	50,000.00
09011	Building Janitorial Contract	1,000.00	1,000.00	.00	9,000.00	9,000.00	.00	12,000.00
09015	Roof Repairs/Maintenance	.00	83.33	83.33	.00	749.97	749.97	1,000.00
09091	Pest Control - Exterior	.00	.00	.00	116.00	.00	(116.00)	.00
09135	Fire Safety/Inspections	.00	125.00	125.00	867.77	1,125.00	257.23	1,500.00
09137	Lake Maintenance	175.00	241.67	66.67	1,575.00	2,175.03	600.03	2,900.00
09138	Fountain Maintenance	.00	108.33	108.33	310.00	974.97	664.97	1,300.00
09220	Irrigation Maintenance	1,244.48	250.00	(994.48)	7,438.98	2,250.00	(5,188.98)	3,000.00
09225	Irrigation Well	320.00	75.00	(245.00)	620.00	675.00	55.00	900.00
09251	Contingency	.00	1,659.50	1,659.50	.00	14,935.50	14,935.50	19,914.00
	Subtotal Maintenance	3,583.19	7,709.50	4,126.31	47,054.26	69,385.50	22,331.24	92,514.00
RESERVE CONTRIBUTION:								
09912	Reserve - Interest	232.40	.00	(232.40)	2,854.34	.00	(2,854.34)	.00
09913	Reserve - Small Capt Projects	.00	.00	.00	872.25	872.25	.00	1,163.00
09915	Reserve - Paving	.00	.00	.00	6,531.00	6,531.00	.00	8,708.00
09916	Reserve - Paving/Sealing	.00	.00	.00	4,277.25	4,277.25	.00	5,703.00
09923	Reserve - Tree Trimming	.00	.00	.00	1,053.75	1,053.75	.00	1,405.00
09935	Reserve - Pool	.00	.00	.00	3,771.75	3,771.75	.00	5,029.00
09958	Reserve - Capital Improvment	.00	.00	.00	937.50	937.50	.00	1,250.00
09960	Reserve - Roofs	.00	.00	.00	39,159.75	39,159.75	.00	52,213.00
09965	Reserve - Painting	.00	.00	.00	16,818.75	16,818.75	.00	22,425.00
09980	Reserve - Well Pump	.00	.00	.00	2,156.25	2,156.25	.00	2,875.00
	Subtotal Reserve Contrib	232.40	.00	(232.40)	78,432.59	75,578.25	(2,854.34)	100,771.00
	TOTAL EXPENSES	83,989.05	33,614.08	(50,374.97)	572,547.28	378,879.97	(193,667.31)	504,915.00
	Current Year Net Income/(loss)	(49,589.24)	64.59	(49,653.83)	(1,287.90)	(193.69)	(1,094.21)	.00
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