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**Core Real Estate Group**

February 25, 2017 8:16 PM

**BALANCE SHEET**

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For the 8 Months Ending January 31, 2017

Windermere North HOA

YTD Actual

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**ASSETS:**

Bank Operating	66,626.27
Accounts Receivable	25,370.00

Total Current Assets	91,996.27
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TOTAL ASSETS	91,996.27
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**LIABILITIES:**

Accounts Payable	793.78
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TOTAL LIABILITIES	793.78
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**EQUITY**

Current Year Income	91,202.49
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TOTAL EQUITY	91,202.49
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TOTAL LIABILITIES & EQUITY	91,996.27
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**Core Real Estate Group**  
**INCOME STATEMENT**

February 25, 2017 8:16 PM

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For the 8 Months Ending January 31, 2017

Windermere North HOA

Budget Comparison to Original Budget

	C U R R E N T M O N T H		Y E A R T O D A T E		Annual Budget
	Actual	Budget	Actual	Budget	
<b>REVENUE</b>					
HOA Fees	0.00	0.00	117,360.00	119,040.00	119,040.00
NSF Charges	0.00	0.00	50.00	0.00	0.00
Other Contributions	0.00	0.00	15,000.00	0.00	0.00
<b>TOTAL REVENUE</b>	<b>0.00</b>	<b>0.00</b>	<b>132,410.00</b>	<b>119,040.00</b>	<b>119,040.00</b>
<b>EXPENSES</b>					
R&M - Fence Painting	0.00	250.00	0.00	2,000.00	3,000.00
R&M - General	0.00	83.33	0.00	666.68	1,000.00
R&M - Electrical	787.50	0.00	787.50	0.00	0.00
<b>Total Repairs and Maintenance</b>	<b>787.50</b>	<b>333.33</b>	<b>787.50</b>	<b>2,666.68</b>	<b>4,000.00</b>
Utilities - Electricity	59.42	150.00	831.25	1,200.00	1,800.00
<b>Total Utilities</b>	<b>59.42</b>	<b>150.00</b>	<b>831.25</b>	<b>1,200.00</b>	<b>1,800.00</b>
Outside Maintenance - Landscaping	0.00	3,583.33	19,398.75	28,666.68	43,000.00
Outside Maintenance - Trees & Shrubs	0.00	625.00	0.00	5,000.00	7,500.00
Outside Maintenance - Snow Removal	0.00	500.00	0.00	4,000.00	6,000.00
<b>Total Outside Maintenance</b>	<b>0.00</b>	<b>4,708.33</b>	<b>19,398.75</b>	<b>37,666.68</b>	<b>56,500.00</b>
<b>Total Operating Costs</b>	<b>846.92</b>	<b>5,191.66</b>	<b>21,017.50</b>	<b>41,533.36</b>	<b>62,300.00</b>
Admin - Accounting/Legal Fees	0.00	0.00	0.00	5,000.00	5,000.00
Admin - Management Fees	2,100.00	2,100.00	14,700.00	16,800.00	25,200.00
Legal Administration Cost	0.00	166.66	0.00	1,333.36	2,000.00
Office - Data Processing	0.00	10.00	110.00	80.00	120.00
Office - Dues & Subscriptions	0.00	0.00	30.00	0.00	0.00
Office - Office Supplies	0.00	0.00	50.14	0.00	0.00
Office - Postage	6.28	200.00	6.28	1,600.00	2,400.00
Office - Courier	0.00	0.00	11.81	0.00	0.00
Office - Mailing Expense	0.00	0.00	2,660.73	0.00	0.00
Other - Miscellaneous	0.00	1,243.33	163.80	9,946.68	14,920.00
Other - AGM Expense	0.00	208.33	0.00	1,666.68	2,500.00
Fixed Expenses - Insurance	0.00	0.00	2,407.00	2,000.00	2,000.00
Bank Charges	6.09	66.66	50.25	533.36	800.00
<b>Total Admin and Other Expenses</b>	<b>2,112.37</b>	<b>3,994.98</b>	<b>20,190.01</b>	<b>38,960.08</b>	<b>54,940.00</b>
<b>TOTAL EXPENSES</b>	<b>2,959.29</b>	<b>9,186.64</b>	<b>41,207.51</b>	<b>80,493.44</b>	<b>117,240.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>(2,959.29)</b>	<b>(9,186.64)</b>	<b>91,202.49</b>	<b>38,546.56</b>	<b>1,800.00</b>