
Core Real Estate Group

October 10, 2017 12:50 PM

BALANCE SHEET

Page 1

For the 4 Months Ending September 30, 2017

Windermere North HOA

	YTD Actual	YTD Last Year
ASSETS:		
Bank Operating	98,772.60	60,915.50
Accounts Receivable	34,028.00	48,570.00
Total Current Assets	132,800.60	109,485.50
TOTAL ASSETS	132,800.60	109,485.50
LIABILITIES:		
Accounts Payable	6,670.62	0.00
TOTAL LIABILITIES	6,670.62	0.00
EQUITY		
Retained Earnings	73,303.84	0.00
Current Year Income	52,826.14	109,485.50
TOTAL EQUITY	126,129.98	109,485.50
TOTAL LIABILITIES & EQUITY	132,800.60	109,485.50

Core Real Estate Group
INCOME STATEMENT
For the 4 Months Ending September 30, 2017
Windermere North HOA

October 10, 2017 12:50 PM

Page 1

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	
REVENUE					
HOA Fees	0.00	0.00	117,240.00	117,360.00	117,360.00
NSF Charges	0.00	0.00	35.00	0.00	0.00
TOTAL REVENUE	0.00	0.00	117,275.00	117,360.00	117,360.00
EXPENSES					
R&M - General	0.00	208.33	0.00	833.36	2,500.00
R&M - Electrical	0.00	0.00	873.60	0.00	0.00
Total Repairs and Maintenance	0.00	208.33	873.60	833.36	2,500.00
Utilities - Electricity	176.60	125.00	612.16	500.00	1,500.00
Total Utilities	176.60	125.00	612.16	500.00	1,500.00
Outside Maintenance - Landscaping	5,664.75	10,200.00	47,784.07	40,800.00	51,000.00
Outside Maintenance - Trees & Shrubs	0.00	512.50	0.00	2,050.00	6,150.00
Outside Maintenance - Snow Removal	0.00	0.00	0.00	0.00	1,000.00
Total Outside Maintenance	5,664.75	10,712.50	47,784.07	42,850.00	58,150.00
Total Operating Costs	5,841.35	11,045.83	49,269.83	44,183.36	62,150.00
Admin - Accounting/Legal Fees	816.58	0.00	791.58	3,000.00	3,000.00
Admin - Management Fees	2,100.00	2,100.00	10,500.00	8,400.00	25,200.00
Legal Administration Cost	0.00	250.00	0.00	1,000.00	3,000.00
Office - Data Processing	0.00	10.00	0.00	40.00	120.00
Office - Postage	19.19	0.00	19.19	0.00	0.00
Office - Courier	0.00	0.00	11.81	0.00	0.00
Office - Mailing Expense	2,327.20	416.67	3,414.72	1,666.64	5,000.00
Other - Miscellaneous	170.10	1,103.33	170.10	4,413.36	13,240.00
Other - AGM Expense	250.00	250.00	250.00	1,000.00	3,000.00
Fixed Expenses - Insurance	0.00	0.00	0.00	2,500.00	2,500.00
Bank Charges	6.45	12.50	21.63	50.00	150.00
Total Admin and Other Expenses	5,689.52	4,142.50	15,179.03	22,070.00	55,210.00
TOTAL EXPENSES	11,530.87	15,188.33	64,448.86	66,253.36	117,360.00
NET INCOME <LOSS>	(11,530.87)	(15,188.33)	52,826.14	51,106.64	0.00