

**BALANCE SHEET**

For the 9 Months Ending February 28, 2019

The Windermere North HOA Association

	YTD Actual	YTD Last Year
<b>ASSETS:</b>		
Bank Operating	113,130.70	78,811.77
Accounts Receivable	21,172.99	16,933.00
Total Current Assets	134,303.69	95,744.77
<b>TOTAL ASSETS</b>	<b>134,303.69</b>	<b>95,744.77</b>
<b>LIABILITIES:</b>		
Deferred Income/Chargebacks	4,450.00	0.00
<b>TOTAL LIABILITIES</b>	<b>4,450.00</b>	<b>0.00</b>
<b>EQUITY</b>		
Retained Earnings	79,562.91	73,303.84
Current Year Income	50,290.78	22,440.93
<b>TOTAL EQUITY</b>	<b>129,853.69</b>	<b>95,744.77</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>134,303.69</b>	<b>95,744.77</b>

**Core Real Estate Group**  
**INCOME STATEMENT**

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For the 9 Months Ending February 28, 2019  
The Windermere North HOA Association

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	117,000.00	117,360.00	117,360.00
Late Fee Revenue	157.44	0.00	390.07	0.00	0.00
<b>TOTAL REVENUE</b>	<b>157.44</b>	<b>0.00</b>	<b>117,390.07</b>	<b>117,360.00</b>	<b>117,360.00</b>
<b>EXPENSES</b>					
R&M - General	0.00	125.00	1,041.79	1,125.00	1,500.00
R&M - Electrical	0.00	291.66	3,621.45	2,625.02	3,500.00
<b>Total Repairs and Maintenance</b>	<b>0.00</b>	<b>416.66</b>	<b>4,663.24</b>	<b>3,750.02</b>	<b>5,000.00</b>
Utilities - Electricity	68.30	145.83	1,279.12	1,312.51	1,750.00
<b>Total Utilities</b>	<b>68.30</b>	<b>145.83</b>	<b>1,279.12</b>	<b>1,312.51</b>	<b>1,750.00</b>
Outside Maintenance - Landscaping	0.00	0.00	35,781.90	40,000.00	48,000.00
Outside Maintenance - Trees & Shrubs	0.00	0.00	1,367.96	2,800.00	3,500.00
Outside Maintenance - Snow Removal	0.00	200.00	0.00	800.00	1,000.00
<b>Total Outside Maintenance</b>	<b>0.00</b>	<b>200.00</b>	<b>37,149.86</b>	<b>43,600.00</b>	<b>52,500.00</b>
<b>Total Operating Costs</b>	<b>68.30</b>	<b>762.49</b>	<b>43,092.22</b>	<b>48,662.53</b>	<b>59,250.00</b>
Admin - Accounting/Legal Fees	2,000.00	4,250.00	2,050.00	14,250.00	18,000.00
Admin - Management Fees	1,890.00	1,890.00	17,010.00	17,010.00	22,680.00
Admin - Collection fees	(5,000.00)	0.00	0.00	0.00	0.00
Office - Data Processing	0.00	0.00	250.00	0.00	0.00
Office - Postage	0.00	0.00	16.38	0.00	0.00
Office - Courier	0.00	0.00	13.39	0.00	0.00
Office - Mailing Expense	0.00	416.66	497.70	3,750.02	5,000.00
Other - Miscellaneous	0.00	100.00	240.00	5,945.00	6,245.00
Other - AGM Expense	0.00	0.00	3,891.40	2,000.00	3,500.00
Fixed Expenses - Insurance	0.00	0.00	0.00	0.00	2,650.00
Bank Charges	0.00	2.91	38.20	26.27	35.00
<b>Total Admin and Other Expenses</b>	<b>(1,110.00)</b>	<b>6,659.57</b>	<b>24,007.07</b>	<b>42,981.29</b>	<b>58,110.00</b>
<b>TOTAL EXPENSES</b>	<b>(1,041.70)</b>	<b>7,422.06</b>	<b>67,099.29</b>	<b>91,643.82</b>	<b>117,360.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>1,199.14</b>	<b>(7,422.06)</b>	<b>50,290.78</b>	<b>25,716.18</b>	<b>0.00</b>