

WINSTON TOWERS 600  
 Budget Report  
 For the Period Ended: August 31, 2019

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Account#	Description	Current Activity	Current Budget	Current Variance	Pct.	To-Date Activity	To-Date Budget	To-Date Variance	Pct.
INCOME									
50100	MAINTENANCE FEES	173,795.00	173,794.50	0.50	0.0	1,390,360.00	1,390,356.00	4.00	0.0
50110	INTEREST	0.00	83.33	-83.33	-100.	2,181.32	666.64	1,514.68	227.2
50120	LATE CHARGES	766.83	1,608.33	-841.50	-52.3	8,316.29	12,866.64	-4,550.35	-35.3
50130	GUEST PARKING	1,692.00	2,048.33	-356.33	-17.3	12,753.49	16,386.64	-3,633.15	-22.1
50140	PARKING RENEWAL	4,151.00	5,820.00	-1,669.00	-28.6	39,393.00	46,560.00	-7,167.00	-15.3
50150	LAUNDRY COMMISSIONS	0.00	513.33	-513.33	-100.	2,285.13	4,106.64	-1,821.51	-44.3
	PHOTO COPIES	8.80	15.00	-6.20	-41.3	17.80	120.00	-102.20	-85.1
50180	VENDING MACHINES	102.35	123.33	-20.98	-17.0	889.62	986.64	-97.02	-9.8
50190	PARTY ROOM	0.00	300.00	-300.00	-100.	1,200.00	2,400.00	-1,200.00	-50.0
50195	ESTOPPEL LETTER FEES	250.00	325.00	-75.00	-23.0	2,000.00	2,600.00	-600.00	-23.0
50200	CAR LABELS-NONREFUNDABLE	600.00	341.66	258.34	75.6	2,640.00	2,733.28	-93.28	-3.4
50210	BLDG. ENTRANCE KEYS	120.00	325.00	-205.00	-63.0	1,920.00	2,600.00	-680.00	-26.1
50220	GUEST PARKING-OVER NIGHT	519.00	1,198.33	-679.33	-56.6	4,927.00	9,586.64	-4,659.64	-48.6
50225	ELEVATOR FEES	900.00	866.66	33.34	3.8	8,250.00	6,933.28	1,316.72	18.9
50230	SCREENING FEES	600.00	1,525.00	-925.00	-60.6	14,550.00	12,200.00	2,350.00	19.2
50235	STORAGE ROOM FEES	1,227.00	2,413.33	-1,186.33	-49.1	11,802.00	19,306.64	-7,504.64	-38.8
50240	MISCELLANEOUS INCOME	-479.11	416.66	-895.77	-214.	-5,932.62	3,333.28	-9,265.90	-277.
50245	PERMIT PROCESSING FEES	300.00	375.00	-75.00	-20.0	800.00	3,000.00	-2,200.00	-73.3
55000	TOTAL INCOME	184,552.87	192,092.79	-7,539.92	-3.9	1,498,353.03	1,536,742.32	-38,389.29	-2.4
EXPENSES									
ADMINISTRATIVE EXPENSES									
70010	ACCOUNTANT QUATERLY TAX PREP	625.00	183.33	-441.67	-240.	1,250.00	1,466.64	216.64	14.7
70015	CONSULTING/COMPUTER	0.00	166.66	166.66	100.0	810.00	1,333.28	523.28	39.2
70020	CPA YEAR END AUDIT	0.00	500.00	500.00	100.0	5,400.00	4,000.00	-1,400.00	-35.0
70030	LEASE/SALE PROCESSING	210.00	500.00	290.00	58.0	3,035.00	4,000.00	965.00	24.1
70040	OFFICE SUPPLIES	318.83	766.66	447.83	58.4	4,348.60	6,133.28	1,784.68	29.0
70050	PRINTING & POSTAGE	0.00	183.33	183.33	100.0	2,795.76	1,466.64	-1,329.12	-90.6
70060	DUES -WT COMPLEX	0.00	450.00	450.00	100.0	5,850.00	3,600.00	-2,250.00	-62.5
70070	LEGAL FEES -CONSULTING	0.00	1,666.66	1,666.66	100.0	17,467.50	13,333.28	-4,134.22	-31.0
70090	UNCOLLECTABLE ACCOUNTS	208.00	208.33	0.33	0.1	208.00	1,666.64	1,458.64	87.5
70100	CONTNGENCY/MISC. EXPENSES	24.00	416.66	392.66	94.2	706.70	3,333.28	2,626.58	78.7
70500	TOTAL ADMINISTRATIVE EXPENSE	1,385.83	5,041.63	3,655.80	72.5	41,871.56	40,333.04	-1,538.52	-3.8
TAXES, LICENSES, PERMITS									
72020	FLORIDA RECORDING FEE	0.00	137.50	137.50	100.0	0.00	1,100.00	1,100.00	100.0
72030	FLA CORP ANNUAL REPORT	0.00	8.33	8.33	100.0	0.00	66.64	66.64	100.0
72040	ELEVATOR PERMITS	375.00	125.00	-250.00	-200.	675.00	1,000.00	325.00	32.5
72045	FIRE SAFETY PERMIT	0.00	100.00	100.00	100.0	847.00	800.00	-47.00	-5.8
72050	POOL PERMIT	0.00	29.16	29.16	100.0	250.00	233.28	-16.72	-7.1
72060	REL PROPERTY TAX	0.00	366.66	366.66	100.0	0.00	2,933.28	2,933.28	100.0
72500	TOTAL TAXES, LICENSES, PERMITS	375.00	766.65	391.65	51.0	1,772.00	6,133.20	4,361.20	71.1
INSURANCE EXPENSE									
73000	COMMERCIAL INS. QBE	3,676.00	4,166.66	490.66	11.7	34,371.49	33,333.28	-1,038.21	-3.1
73010	LIABILITY	0.00	1,833.33	1,833.33	100.0	0.00	14,666.64	14,666.64	100.0
73015	GROUP INS.	0.00	3,333.33	3,333.33	100.0	19,475.70	26,666.64	7,190.94	26.9
73020	FLOOD INS.	3,497.00	3,333.33	-163.67	-4.9	31,556.00	26,666.64	-4,889.36	-18.3

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73030	WORKER'S COMPENSATION	516.00	833.33	317.33	38.0	5,034.80	6,666.64	1,631.84	24.4	
73040	DIRECTORS AND OFFICERS	374.00	433.33	59.33	13.6	3,836.20	3,466.64	-369.56	-10.6	
73060	BIOLER & MACHINERY	0.00	208.33	208.33	100.0	0.00	1,666.64	1,666.64	100.0	
73070	WINDSTORM INSURANCE	24,929.00	29,166.66	4,237.66	14.5	246,403.00	233,333.28	-13,069.72	-5.6	
73090	CRIME INS.	107.00	641.66	534.66	83.3	1,031.30	5,133.28	4,101.98	79.9	
73095	ADMINISTRATIVE	1,310.58	750.00	-560.58	-74.7	6,505.41	6,000.00	-505.41	-8.4	
73500	TOTAL INSURANCE EXPENSE	34,409.58	44,699.96	10,290.38	23.0	348,213.90	357,599.68	9,385.78	2.6	
	PAYROLL EXPENSE									
74010	EMPLOYEE PAYROLL	12,207.67	21,666.66	9,458.99	43.6	146,318.98	173,333.28	27,014.30	15.5	
74030	FICA TAXES	933.86	1,666.66	732.80	43.9	11,975.70	13,333.28	1,357.58	10.1	
74040	FEDERAL /STATE UNEMPLOYMENT TA	0.00	291.66	291.66	100.0	51.28	2,333.28	2,282.00	97.8	
74500	TOTAL PAYROLL EXPENSE	13,141.53	23,624.98	10,483.45	44.3	158,345.96	188,999.84	30,653.88	16.2	
	CONTRACT SREVICES									
75010	CABLE TV -BULK RATE	18,320.40	17,333.33	-987.07	-5.6	146,569.20	138,666.64	-7,902.56	-5.6	
74070	SECURITY	15,102.14	29,166.66	14,064.52	48.2	233,119.91	233,333.28	213.37	0.0	
75020	LAWN MAINTENANCE	1,750.00	1,666.66	-83.34	-5.0	14,000.00	13,333.28	-666.72	-5.0	
79115	POOL MAINTENANCE/ECOLAB	0.00	1,625.00	1,625.00	100.0	10,465.00	13,000.00	2,535.00	19.5	
75030	ELEVATOR MAINTENANCE	0.00	2,083.33	2,083.33	100.0	17,307.26	16,666.64	-640.62	-3.8	
79100	UNIFORMS	1,261.12	566.66	-694.46	-122.	5,010.03	4,533.28	-476.75	-10.5	
75060	TOTAL MASTER AGREEMENT	6,451.49	6,500.00	48.51	0.7	45,160.47	52,000.00	6,839.53	13.1	
75070	WASTE REMOVAL	2,803.35	2,600.00	-203.35	-7.8	20,301.80	20,800.00	498.20	2.3	
75080	COOLING TOWER CHEMICALS	378.00	400.00	22.00	5.5	2,971.00	3,200.00	229.00	7.1	
75200	JANITORIAL SERVICES	12,625.00	0.00	-12,625.00	0.0	20,400.91	0.00	-20,400.91	0.0	
75210	HVAC-PREVENTIVE MAINTENANCE	500.00	583.33	83.33	14.2	3,500.00	4,666.64	1,166.64	24.9	
75220	EXTERMINATING -BLDG	750.00	750.00	0.00	0.0	7,934.95	6,000.00	-1,934.95	-32.2	
75240	EMERGENCY GENERATOR	0.00	416.66	416.66	100.0	846.00	3,333.28	2,487.28	74.6	
75250	COPY MACHINE	269.22	316.66	47.44	14.9	3,273.23	2,533.28	-739.95	-29.2	
75500	TOTAL CONTRACT SERVICES	60,210.72	64,008.29	3,797.57	5.9	530,859.76	512,066.32	-18,793.44	-3.6	
	UTILITY EXPENSE									
78010	ELECTRICTY	10,722.79	11,000.00	277.21	2.5	81,508.05	88,000.00	6,491.95	7.3	
78020	WATER & SEWER	26,048.73	20,000.00	-6,048.73	-30.2	211,689.19	160,000.00	-51,689.19	-32.3	
78030	TELEPHONE	494.11	500.00	5.89	1.1	3,875.93	4,000.00	124.07	3.1	
78500	TOTAL UTILITY EXPENSE	37,265.63	31,500.00	-5,765.63	-18.3	297,073.17	252,000.00	-45,073.17	-17.8	
	REPAIRS & MAINTENANCE									
79010	LIGHTS & FIXTURES	0.00	833.33	833.33	100.0	929.80	6,666.64	5,736.84	86.0	
79020	ELECTRICAL REPAIRS & SUPPLIES	0.00	133.33	133.33	100.0	125.00	1,066.64	941.64	88.2	
79025	PLUMBING/DRAINS	0.00	158.33	158.33	100.0	2,115.00	1,266.64	-848.36	-66.9	
79030	PLUMBING REPAIRS & SUPPLIES	1,325.00	200.00	-1,125.00	-562.	3,516.29	1,600.00	-1,916.29	-119.	
79035	SPRINKLER REPAIRS	0.00	833.33	833.33	100.0	800.00	6,666.64	5,866.64	87.9	
79040	POOL REPAIRS/IMPROVEMENTS	0.00	151.50	151.50	100.0	0.00	1,212.00	1,212.00	100.0	
79070	GAME ROOM REPAIRS & SUPPLIES	0.00	16.66	16.66	100.0	0.00	133.28	133.28	100.0	
79075	GYM EQUIPMENT /REPAIRS	0.00	166.66	166.66	100.0	0.00	1,333.28	1,333.28	100.0	
79080	TENNIS COURTS	0.00	166.66	166.66	100.0	0.00	1,333.28	1,333.28	100.0	
79085	MIRRORS, WALLPAPER REPAIRS	0.00	66.66	66.66	100.0	314.58	533.28	218.70	41.0	

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79095	RADIO & ANTENNA SYSTEM REPAIRS	0.00	66.66	66.66	100.0	0.00	533.28	533.28	100.0
79105	JANITORIAL SUPPLIES	0.00	833.33	833.33	100.0	1,955.41	6,666.64	4,711.23	70.6
79110	LOCKS AND KEYS REPAIRS/REPLACE	0.00	83.33	83.33	100.0	0.00	666.64	666.64	100.0
79120	PAINT SUPPLIES-TOUCH UP	0.00	300.00	300.00	100.0	1,567.35	2,400.00	832.65	34.6
79130	FIRE EQUIPMENT MAINTENANCE	0.00	158.33	158.33	100.0	0.00	1,266.64	1,266.64	100.0
79150	BUILDING SIGNS	0.00	41.66	41.66	100.0	250.00	333.28	83.28	24.9
79160	HVAC REPAIRS & PARTS	0.00	1,108.00	1,108.00	100.0	10,641.03	8,864.00	-1,777.03	-20.0
79170	GATE SYSTEM REPAIRS	0.00	466.66	466.66	100.0	425.75	3,733.28	3,307.53	88.5
79180	SECURITY EQUIPMENT & REPAIRS	0.00	250.00	250.00	100.0	2,326.21	2,000.00	-326.21	-16.3
79190	ALARM SYSTEM REPAIRS	772.01	1,000.00	227.99	22.7	3,041.16	8,000.00	4,958.84	61.9
79200	BUILDING REPAIRS	0.00	2,916.66	2,916.66	100.0	3,760.00	23,333.28	19,573.28	83.8
79220	HARDWARE, LUMBER, MISC. SUPPLIES	942.30	1,250.00	307.70	24.6	3,159.58	10,000.00	6,840.42	68.4
79230	GENERAL REPAIRS	1,927.00	2,083.33	156.33	7.5	8,538.86	16,666.64	8,127.78	48.7
79500	TOTAL REPAIRS & MAINTENANCE	4,966.31	13,284.42	8,318.11	62.6	43,466.02	106,275.36	62,809.34	59.1
RESERVE EXPENSES									
80100	RESERVE PAINTING	2,333.00	2,333.33	0.33	0.0	18,664.00	18,666.64	2.64	0.0
80110	RESERVE ROOFING	2,667.00	2,666.66	-0.34	0.0	21,336.00	21,333.28	-2.72	0.0
80120	RESERVE PAVING	1,000.00	1,000.00	0.00	0.0	8,000.00	8,000.00	0.00	0.0
80125	40 YEARS INSPECTION RESERVE	3,167.00	3,166.66	-0.34	0.0	25,336.00	25,333.28	-2.72	0.0
85000	TOTAL RESERVE EXPENSE	9,167.00	9,166.65	-0.35	0.0	73,336.00	73,333.20	-2.80	0.0
86000	BAD DEBT - UNIT 2017	0.00	0.00	0.00	0.0	52,400.86	0.00	-52,400.86	0.0
90000	TOTAL ALL EXPENSES	160,921.60	192,092.58	31,170.98	16.2	1,547,339.23	1,536,740.64	-10,598.59	-0.6
NET INCOME		23,631.27	0.21	23,631.06		-48,986.20	1.68	-48,987.88	

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Account#	Account Description	Balance
ASSETS		
10010	OPERATING ACCOUNT-CHASE BANK	131,890.07
10020	CASH/CHASE ESCROW SECURITY DEPOSITS	165,414.85
10030	CASH - BB&T PEDESTRIAN BRIDGE	1,002,181.32
10060	ACCOUNTS RECEIVABLE	16,026.52
10065	ACCOUNTS RECEIVABLE SPECIAL ASSESSMENT	891.80
10070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-15,208.00
10110	PREPAID FLOOD INS.	31,470.00
10115	PREPAID COMMERCIAL INS.	20,235.67
10120	PREPAID WORKERS COMP	4,648.00
10125	PREPAID WINDSTORM	224,363.54
10130	PREPAID DIR/OFF INS	3,367.00
10140	PREPAID GLASS INS	11,127.00
10150	PREPAID BOILER & MACH INS	1,714.00
10155	CRIME INS.	969.00
10200	UTILITY DEPOSITS	2,400.00
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11000	TOTAL CURRENT ASSETS	1,601,490.77
15035	BANCO POPULAR MM RESERVE	151,030.14
15070	TD BANK RESERVE	202,190.64
15080	BB & T - RESERVE	250,000.00
15090	WELLS FARGO RESERVE ACCOUNT	195,484.66
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17000	TOTAL CASH RESERVES	798,705.44
17001	TOTAL ASSETS	2,400,196.21
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LIABILITIES		
20010	ACCOUNTS PAYABLE	33,644.67
20020	MAINTENANCE PAID IN ADVANCE	102,346.39
20030	TENANTS ESCROW SECURITY DEPOSIT	165,414.85
20050	PAYROLL PAYABLE	1,376.63
20080	LIABILITY INS. PAYABLE BANCO POPULAR	336,155.63
20090	DEFERRED REVENUE-PEDESTRIAN BRIDGE	1,050,000.00
	PAINTING RESERVES	270,671.60
22015	40-YEARS INSPECTION	204,340.00
	ROOFING RESERVES	185,623.09
	PAVING RESERVES	88,400.00
	INTEREST RESERVES	4,006.75
	RESERVE-ELEVATORS	12,290.28
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25000	TOTAL LIABILITIES	2,454,269.89
EQUITY		
30010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
30060	YEAR TO DATE INCOME/DEFICIT	-48,986.20

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30070	RETAINED EARNINGS	-131,551.48	
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40000	TOTAL EQUITY		-54,073.68
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40001	TOTAL LIABILITIES & EQUITY		2,400,196.21
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