

O P E R A T I N G S T A T E M E N T

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FOR THE MONTH OF: 1/20 YEAR TO DATE 12 MONTHS ENDING: 12/31/20

ACCT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
INCOME								
50100	MAINTENANCE FEES	197,709.55	197,709.56	197,709.55	197,709.56	0.01	2,372,514.67	2,174,805.11
50110	INTEREST	1,500.00	1,014.22	1,500.00	1,014.22	-485.78	18,000.00	16,985.78
50120	LATE CHARGES	1,608.33	1,555.67	1,608.33	1,555.67	-52.66	19,300.00	17,744.33
50130	GUEST PARKING	2,048.33	3,680.32	2,048.33	3,680.32	1,631.99	24,580.00	20,899.68
50140	PARKING RENEWAL	5,820.00	3,540.00	5,820.00	3,540.00	-2,280.00	69,840.00	66,300.00
50150	LAUNDRY COMMISSIONS	333.33	545.73	333.33	545.73	212.40	4,000.00	3,454.27
50170	PHOTO COPIES	15.00	4.00	15.00	4.00	-11.00	180.00	176.00
50180	VENDING MACHINES	123.33	100.32	123.33	100.32	-23.01	1,480.00	1,379.68
50190	PARTY ROOM	300.00	400.00	300.00	400.00	100.00	3,600.00	3,200.00
50195	ESTOPPEL LETTER FEES	333.33	750.00	333.33	750.00	416.67	4,000.00	3,250.00
50200	CAR LABELS-NONREFUNDABLE	341.66	200.00	341.66	200.00	-141.66	4,100.00	3,900.00
50210	BLDG. ENTRANCE KEYS	325.00	240.00	325.00	240.00	-85.00	3,900.00	3,660.00
50220	GUEST PARKING-OVER NIGHT	1,198.33	0.00	1,198.33	0.00	-1,198.33	14,380.00	14,380.00
50225	ELEVATOR FEES	866.66	1,200.00	866.66	1,200.00	333.34	10,400.00	9,200.00
50230	SCREENING FEES	1,525.00	850.00	1,525.00	850.00	-675.00	18,300.00	17,450.00
50235	STORAGE ROOM FEES	2,413.33	2,100.00	2,413.33	2,100.00	-313.33	28,960.00	26,860.00
50240	MISCELLANEOUS INCOME	416.66	-660.39	416.66	-660.39	-1,077.05	5,000.00	5,660.39
50245	PERMIT PROCESSING FEES	375.00	300.00	375.00	300.00	-75.00	4,500.00	4,200.00
55000	TOTAL INCOME	217,252.84	213,529.43	217,252.84	213,529.43	-3,723.41	2,607,034.67	2,393,505.24
EXPENSES								
ADMINISTRATIVE EXPENSES								
70010	ACCOUNTANT QUATERLY TAX PREP	215.00	0.00	215.00	0.00	-215.00	2,580.00	2,580.00
70015	CONSULTING/COMPUTER	1,041.66	2,444.18	1,041.66	2,444.18	1,402.52	12,500.00	10,055.82
70020	CPA YEAR END AUDIT	500.00	0.00	500.00	0.00	-500.00	6,000.00	6,000.00
70030	LEASE/SALE PROCESSING	500.00	0.00	500.00	0.00	-500.00	6,000.00	6,000.00
70040	OFFICE SUPPLIES	766.66	4,664.64	766.66	4,664.64	3,897.98	9,200.00	4,535.36
70050	PRINTING & POSTAGE	183.33	670.54	183.33	670.54	487.21	2,200.00	1,529.46
70060	DUES -WT COMPLEX	450.00	0.00	450.00	0.00	-450.00	5,400.00	5,400.00
70070	LEGAL FEES -CONSULTING	2,083.33	1,500.00	2,083.33	1,500.00	-583.33	25,000.00	23,500.00
70090	UNCOLLECTABLE ACCOUNTS	208.33	208.33	208.33	208.33	0.00	2,500.00	2,291.67
70100	CONTNGENCY/MISC. EXPENSES	416.66	12.00	416.66	12.00	-404.66	5,000.00	4,988.00
70500	TOTAL ADMINISTRATIVE EXPENSE	6,364.97	9,499.69	6,364.97	9,499.69	3,134.72	76,380.00	66,880.31
TAXES, LICENSES, PERMITS								
72020	FLORIDA RECORDING FEE	137.50	1,564.00	137.50	1,564.00	1,426.50	1,650.00	86.00
72030	FLA CORP ANNUAL REPORT	8.33	0.00	8.33	0.00	-8.33	100.00	100.00
72040	ELEVATOR PERMITS	125.00	0.00	125.00	0.00	-125.00	1,500.00	1,500.00
72045	FIRE SAFETY PERMIT	100.00	0.00	100.00	0.00	-100.00	1,200.00	1,200.00
72050	POOL PERMIT	29.16	0.00	29.16	0.00	-29.16	350.00	350.00
72060	REL PROPERTY TAX	366.66	0.00	366.66	0.00	-366.66	4,400.00	4,400.00
72500	TOTAL TAXES, LICENSES, PERMITS	766.65	1,564.00	766.65	1,564.00	797.35	9,200.00	7,636.00
INSURANCE EXPENSE								
73000	COMMERCIAL INS. QBE	0.00	3,676.00	0.00	3,676.00	3,676.00	0.00	-3,676.00
73010	LIABILITY	4,666.66	1,000.00	4,666.66	1,000.00	-3,666.66	56,000.00	55,000.00
73015	GROUP INS.	2,500.00	0.00	2,500.00	0.00	-2,500.00	30,000.00	30,000.00
73020	FLOOD INS.	4,166.66	3,497.00	4,166.66	3,497.00	-669.66	50,000.00	46,503.00

OPERATING STATEMENT

FOR THE MONTH OF: 1/20 YEAR TO DATE 12 MONTHS ENDING: 12/31/20

A. UNTH#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
73030	WORKER'S COMPENSATION	666.66	516.00	666.66	516.00	-150.66	8,000.00	7,484.00
73040	DIRECTORS AND OFFICERS	458.33	374.00	458.33	374.00	-84.33	5,500.00	5,126.00
73060	BIOLER & MACHINERY	250.00	0.00	250.00	0.00	-250.00	3,000.00	3,000.00
73070	WINDSTORM INSURANCE	34,166.66	13,929.00	34,166.66	13,929.00	-20,237.66	410,000.00	396,071.00
73090	CRIME INS.	641.66	107.00	641.66	107.00	-534.66	7,700.00	7,593.00
73095	ADMINISTRATIVE	825.00	455.65	825.00	455.65	-369.35	9,900.00	9,444.35
73500	TOTAL INSURANCE EXPENSE	48,341.63	23,554.65	48,341.63	23,554.65	-24,786.98	580,100.00	556,545.35
	PAYROLL EXPENSE							
74010	EMPLOYEE PAYROLL	22,500.00	16,215.15	22,500.00	16,215.15	-6,284.85	270,000.00	253,784.85
74030	FICA TAXES	1,721.25	1,240.44	1,721.25	1,240.44	-480.81	20,655.00	19,414.56
74040	FEDERAL /STATE UNEMPLOYMENT TA	300.00	1,035.04	300.00	1,035.04	735.04	3,600.00	2,564.96
74060	XMAS FUND	83.33	0.00	83.33	0.00	-83.33	1,000.00	1,000.00
74500	TOTAL PAYROLL EXPENSE	24,604.58	18,490.63	24,604.58	18,490.63	-6,113.95	295,255.00	276,764.37
	CONTRACT SREVICES							
75010	CABLE TV -BULK RATE	18,333.33	38,112.40	18,333.33	38,112.40	19,779.07	220,000.00	181,887.60
74070	SECURITY	30,000.00	30,186.28	30,000.00	30,186.28	186.28	360,000.00	329,813.72
75020	LAWN MAINTENANCE	1,666.66	0.00	1,666.66	0.00	-1,666.66	20,000.00	20,000.00
79115	POOL MAINTENANCE/ECOLAB	1,625.00	0.00	1,625.00	0.00	-1,625.00	19,500.00	19,500.00
75030	ELEVATOR MAINTENANCE	2,083.33	5,454.76	2,083.33	5,454.76	3,371.43	25,000.00	19,545.24
75030	UNIFORMS	566.74	312.81	566.74	312.81	-253.93	6,800.89	6,488.08
75060	TOTAL MASTER AGREEMENT	6,500.00	6,451.50	6,500.00	6,451.50	-48.50	78,000.00	71,548.50
75070	WASTE REMOVAL	2,600.00	2,803.35	2,600.00	2,803.35	203.35	31,200.00	28,396.65
75080	COOLING TOWER CHEMICALS	400.00	756.00	400.00	756.00	356.00	4,800.00	4,044.00
75200	JANITORIAL SERVICES	12,000.00	12,625.00	12,000.00	12,625.00	625.00	144,000.00	131,375.00
75210	HVAC-PREVENTIVE MAINTENANCE	583.33	3,353.10	583.33	3,353.10	2,769.77	7,000.00	3,646.90
75220	EXTERMINATING -BLDG	750.00	562.50	750.00	562.50	-187.50	9,000.00	8,437.50
75240	EMERGENCY GENERATOR	416.66	0.00	416.66	0.00	-416.66	5,000.00	5,000.00
75250	COPY MACHINE	316.66	478.64	316.66	478.64	161.98	3,800.00	3,321.36
75260	VIDEO SURVEILLANCE & SERVICES	7,500.00	0.00	7,500.00	0.00	-7,500.00	90,000.00	90,000.00
75500	TOTAL CONTRACT SERVICES	85,341.71	101,096.34	85,341.71	101,096.34	15,754.63	1,024,100.89	923,004.55
	UTILITY EXPENSE							
78010	ELECTRICTY	10,416.66	17,084.96	10,416.66	17,084.96	6,668.30	125,000.00	107,915.04
78020	WATER & SEWER	21,722.39	41,040.86	21,722.39	41,040.86	19,318.47	260,668.78	219,627.92
78030	TELEPHONE	500.00	1,016.40	500.00	1,016.40	516.40	6,000.00	4,983.60
78500	TOTAL UTILITY EXPENSE	32,639.05	59,142.22	32,639.05	59,142.22	26,503.17	391,668.78	332,526.56
	REPAIRS & MAINTENANCE							
79010	LIGHTS & FIXTURES	416.66	0.00	416.66	0.00	-416.66	5,000.00	5,000.00
79020	ELECTRICAL REPAIRS & SUPPLIES	133.33	0.00	133.33	0.00	-133.33	1,600.00	1,600.00
79025	PLUMBING/DRAINS	158.33	0.00	158.33	0.00	-158.33	1,900.00	1,900.00
79030	PLUMBING REPAIRS & SUPPLIES	200.00	79.11	200.00	79.11	-120.89	2,400.00	2,320.89
79035	SPRINKLER REPAIRS	416.66	0.00	416.66	0.00	-416.66	5,000.00	5,000.00
79040	POOL REPAIRS/IMPROVEMENTS	166.66	0.00	166.66	0.00	-166.66	2,000.00	2,000.00
79070	GAME ROOM REPAIRS & SUPPLIES	16.66	0.00	16.66	0.00	-16.66	200.00	200.00
79075	GYM EQUIPMENT /REPAIRS	250.00	0.00	250.00	0.00	-250.00	3,000.00	3,000.00

O P E R A T I N G S T A T E M E N T

FOR THE MONTH OF: 1/20 YEAR TO DATE 12 MONTHS ENDING: 12/31/20

A. UN#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
79080	TENNIS COURTS	166.66	0.00	166.66	0.00	-166.66	2,000.00	2,000.00
79085	MIRRORS, WALLPAPER REPAIRS	66.66	0.00	66.66	0.00	-66.66	800.00	800.00
79095	RADIO & ANTENNA SYSTEM REPAIRS	66.66	0.00	66.66	0.00	-66.66	800.00	800.00
79105	JANITORIAL SUPPLIES	25.00	0.00	25.00	0.00	-25.00	300.00	300.00
79110	LOCKS AND KEYS REPAIRS/REPLACE	83.33	0.00	83.33	0.00	-83.33	1,000.00	1,000.00
79120	PAINT SUPPLIES-TOUCH UP	291.66	154.57	291.66	154.57	-137.09	3,500.00	3,345.43
79130	FIRE EQUIPMENT MAINTENANCE	158.33	0.00	158.33	0.00	-158.33	1,900.00	1,900.00
79150	BUILDING SIGNS	41.66	0.00	41.66	0.00	-41.66	500.00	500.00
79160	HVAC REPAIRS & PARTS	1,108.00	0.00	1,108.00	0.00	-1,108.00	13,296.00	13,296.00
79170	GATE SYSTEM REPAIRS	466.66	0.00	466.66	0.00	-466.66	5,600.00	5,600.00
79180	SECURITY EQUIPMENT & REPAIRS	250.00	0.00	250.00	0.00	-250.00	3,000.00	3,000.00
79190	ALARM SYSTEM REPAIRS	833.33	178.69	833.33	178.69	-654.64	10,000.00	9,821.31
79220	HARDWARE,LUMBER,MISC. SUPPLIES	1,250.00	0.00	1,250.00	0.00	-1,250.00	15,000.00	15,000.00
79230	GENERAL REPAIRS	5,500.00	1,427.20	5,500.00	1,427.20	-4,072.80	66,000.00	64,572.80
79500	TOTAL REPAIRS & MAINTENANCE	12,066.25	1,839.57	12,066.25	1,839.57	-10,226.68	144,796.00	142,956.43
RESERVE EXPENSES								
80110	RESERVE ROOFING	2,752.83	2,752.83	2,752.83	2,752.83	0.00	33,034.00	30,281.17
80120	RESERVE PAVING	1,000.00	1,000.00	1,000.00	1,000.00	0.00	12,000.00	11,000.00
80125	40 YEARS INSPECTION RESERVE	3,166.66	3,166.67	3,166.66	3,166.67	0.01	38,000.00	34,833.33
80130	ELEVATORS RESERVE	208.33	208.33	208.33	208.33	0.00	2,500.00	2,291.67
85000	TOTAL RESERVE EXPENSE	7,127.82	7,127.83	7,127.82	7,127.83	0.01	85,534.00	78,406.17
86000	PEDESTRIAN BRIDGE REVENUE	0.00	-23,814.34	0.00	-23,814.34	-23,814.34	0.00	23,814.34
86100	PEDESTRIAN BRIDGE EXPENSE	0.00	23,814.34	0.00	23,814.34	23,814.34	0.00	-23,814.34
90000	TOTAL ALL EXPENSES	217,252.66	222,314.93	217,252.66	222,314.93	5,062.27	2,607,034.67	2,384,719.74
NET INCOME		0.18	-8,785.50	0.18	-8,785.50	-8,785.68	0.00	8,785.50

WINSTON TOWERS 600
 Balance Sheet
 January 31, 2020

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Account#	Account Description	Balance
ASSETS		
10010	OPERATING ACCOUNT-CHASE BANK	135,454.56
10020	CASH/CHASE ESCROW SECURITY DEPOSITS	168,114.85
10030	CASH - BB&T PEDESTRIAN BRIDGE	924,400.23
10060	ACCOUNTS RECEIVABLE	-49,946.00
10065	ACCOUNTS RECEIVABLE SPECIAL ASSESSMENT	81,308.28
10070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-15,832.33
10110	PREPAID FLOOD INS.	13,985.00
10115	PREPAID COMMERCIAL INS.	8,995.67
10120	PREPAID WORKERS COMP	2,068.00
10125	PREPAID WINDSTORM	99,718.54
10130	PREPAID DIR/OFF INS	1,497.00
10140	PREPAID GLASS INS	4,942.00
10150	PREPAID BOILER & MACH INS	759.00
10155	CRIME INS.	434.00
10200	UTILITY DEPOSITS	3,905.55

11000	TOTAL CURRENT ASSETS	1,379,804.35
15035	BANCO POPULAR MM RESERVE	151,444.90
15070	TD BANK RESERVE	203,343.80
15080	BB & T - RESERVE	252,230.14
15090	WELLS FARGO RESERVE ACCOUNT	209,274.39

17000	TOTAL CASH RESERVES	816,293.23
17001	TOTAL ASSETS	2,196,097.58
		=====
LIABILITIES		
20010	ACCOUNTS PAYABLE	26,891.16
20020	MAINTENANCE PAID IN ADVANCE	149,410.65
20030	TENANTS ESCROW SECURITY DEPOSIT	168,114.85
20050	PAYROLL PAYABLE	-0.82
20080	LIABILITY INS. PAYABLE BANCO POPULAR	96,626.78
20090	DEFERRED REVENUE-PEDESTRIAN BRIDGE	1,026,185.66
	PAINTING RESERVES	280,003.60
22015	40-YEARS INSPECTION	220,174.67
	ROOFING RESERVES	207,625.20
	PAVING RESERVES	93,400.00
	INTEREST RESERVES	559.98
	RESERVE-ELEVATORS	12,498.61

25000	TOTAL LIABILITIES	2,281,490.34
EQUITY		
30010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
30060	YEAR TO DATE INCOME/DEFICIT	-8,785.50

WINSTON TOWERS 600
Balance Sheet
January 31, 2020

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Account#	Account Description	Balance	
30070	RETAINED EARNINGS	-203,071.26	

40000	TOTAL EQUITY		-85,392.76

40001	TOTAL LIABILITIES & EQUITY		2,196,097.58
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