

OPERATING STATEMENT

FOR THE MONTH OF: 2/19 YEAR TO DATE 12 MONTHS ENDING: 12/31/19

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
INCOME								
50100	MAINTENANCE FEES	173,794.50	173,795.00	347,589.00	347,590.00	1.00	2,085,534.00	1,737,944.00
50110	INTEREST	83.33	0.00	166.66	0.00	-166.66	1,000.00	1,000.00
50120	LATE CHARGES	1,608.33	1,561.94	3,216.66	1,561.94	-1,654.72	19,300.00	17,738.06
50130	GUEST PARKING	2,048.33	1,435.49	4,096.66	3,035.49	-1,061.17	24,580.00	21,544.51
50140	PARKING RENEWAL	5,820.00	6,415.00	11,640.00	12,368.00	728.00	69,840.00	57,472.00
50150	LAUNDRY COMMISSIONS	513.33	0.00	1,026.66	837.30	-189.36	6,160.00	5,322.70
50170	PHOTO COPIES	15.00	0.00	30.00	0.00	-30.00	180.00	180.00
50180	VENDING MACHINES	123.33	17.48	246.66	269.05	22.39	1,480.00	1,210.95
50190	PARTY ROOM	300.00	0.00	600.00	200.00	-400.00	3,600.00	3,400.00
50195	ESTOPPEL LETTER FEES	325.00	250.00	650.00	250.00	-400.00	3,900.00	3,650.00
50200	CAR LABELS-NONREFUNDABLE	341.66	280.00	683.32	800.00	116.68	4,100.00	3,300.00
50210	BLDG. ENTRANCE KEYS	325.00	180.00	650.00	600.00	-50.00	3,900.00	3,300.00
50220	GUEST PARKING-OVER NIGHT	1,198.33	602.00	2,396.66	1,245.00	-1,151.66	14,380.00	13,135.00
50225	ELEVATOR FEES	866.66	1,050.00	1,733.32	2,250.00	516.68	10,400.00	8,150.00
50230	SCREENING FEES	1,525.00	1,550.00	3,050.00	6,950.00	3,900.00	18,300.00	11,350.00
50235	STORAGE ROOM FEES	2,413.33	1,980.00	4,826.66	3,685.00	-1,141.66	28,960.00	25,275.00
50240	MISCELLANEOUS INCOME	416.66	-769.76	833.32	-1,222.14	-2,055.46	5,000.00	6,222.14
50245	PERMIT PROCESSING FEES	375.00	100.00	750.00	200.00	-550.00	4,500.00	4,300.00
55000	TOTAL INCOME	192,092.79	188,447.15	384,185.58	380,619.64	-3,565.94	2,305,114.00	1,924,494.36
EXPENSES								
ADMINISTRATIVE EXPENSES								
70010	ACCOUNTANT QUATERLY TAX PREP	183.33	625.00	366.66	625.00	258.34	2,200.00	1,575.00
70015	CONSULTING/COMPUTER	166.66	120.00	333.32	330.00	-3.32	2,000.00	1,670.00
70020	CPA YEAR END AUDIT	500.00	0.00	1,000.00	0.00	-1,000.00	6,000.00	6,000.00
70030	LEASE/SALE PROCESSING	500.00	880.00	1,000.00	1,240.00	240.00	6,000.00	4,760.00
70040	OFFICE SUPPLIES	766.66	79.99	1,533.32	1,376.80	-156.52	9,200.00	7,823.20
70050	PRINTING & POSTAGE	183.33	871.54	366.66	1,504.69	1,138.03	2,200.00	695.31
70060	DUES -WT COMPLEX	450.00	0.00	900.00	0.00	-900.00	5,400.00	5,400.00
70070	LEGAL FEES -CONSULTING	1,666.66	6,860.00	3,333.32	6,860.00	3,526.68	20,000.00	13,140.00
70090	UNCOLLECTABLE ACCOUNTS	208.33	208.00	416.66	416.00	-0.66	2,500.00	2,084.00
70100	CONTINGENCY/MISC. EXPENSES	416.66	12.00	833.32	36.00	-797.32	5,000.00	4,964.00
70500	TOTAL ADMINISTRATIVE EXPENSE	5,041.63	9,656.53	10,083.26	12,388.49	2,305.23	60,500.00	48,111.51
TAXES, LICENSES, PERMITS								
72020	FLORIDA RECORDING FEE	137.50	0.00	275.00	0.00	-275.00	1,650.00	1,650.00
72030	FLA CORP ANNUAL REPORT	8.33	0.00	16.66	0.00	-16.66	100.00	100.00
72040	ELEVATOR PERMITS	125.00	0.00	250.00	0.00	-250.00	1,500.00	1,500.00
72045	FIRE SAFETY PERMIT	100.00	0.00	200.00	0.00	-200.00	1,200.00	1,200.00
72050	POOL PERMIT	29.16	0.00	58.32	0.00	-58.32	350.00	350.00
72060	REL PROPERTY TAX	366.66	0.00	733.32	0.00	-733.32	4,400.00	4,400.00
72500	TOTAL TAXES, LICENSES, PERMITS	766.65	0.00	1,533.30	0.00	-1,533.30	9,200.00	9,200.00
INSURANCE EXPENSE								
73000	COMMERCIAL INS. QBE	4,166.66	4,615.00	8,333.32	9,230.00	896.68	50,000.00	40,770.00
73010	LIABILITY	1,833.33	0.00	3,666.66	0.00	-3,666.66	22,000.00	22,000.00
73015	GROUP INS.	3,333.33	3,384.69	6,666.66	6,769.38	102.72	40,000.00	33,230.62
73020	FLOOD INS.	3,333.33	4,019.00	6,666.66	8,038.00	1,371.34	40,000.00	31,962.00

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

FOR THE MONTH OF: 2/19 YEAR TO DATE 12 MONTHS ENDING: 12/31/19

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
73030	WORKER'S COMPENSATION	833.33	656.00	1,666.66	819.00	-847.66	10,000.00	9,181.00
73040	DIRECTORS AND OFFICERS	433.33	561.00	866.66	1,122.00	255.34	5,200.00	4,078.00
73060	BIOLER & MACHINERY	208.33	0.00	416.66	0.00	-416.66	2,500.00	2,500.00
73070	WINDSTORM INSURANCE	29,166.66	32,100.00	58,333.32	64,200.00	5,866.68	350,000.00	285,800.00
73090	CRIME INS.	641.66	140.00	1,283.32	280.00	-1,003.32	7,700.00	7,420.00
73095	ADMINISTRATIVE	750.00	134.03	1,500.00	577.58	-922.42	9,000.00	8,422.42
73500	TOTAL INSURANCE EXPENSE	44,699.96	45,609.72	89,399.92	91,035.96	1,636.04	536,400.00	445,364.04
	PAYROLL EXPENSE							
74010	EMPLOYEE PAYROLL	21,666.66	19,240.09	43,333.32	38,571.55	-4,761.77	260,000.00	221,428.45
74030	FICA TAXES	1,666.66	2,254.16	3,333.32	3,733.02	399.70	20,000.00	16,266.98
74040	FEDERAL /STATE UNEMPLOYMENT TA	291.66	0.00	583.32	0.00	-583.32	3,500.00	3,500.00
74060	XMAS FUND	0.00	980.00	0.00	0.00	0.00	0.00	0.00
74500	TOTAL PAYROLL EXPENSE	23,624.98	22,474.25	47,249.96	42,304.57	-4,945.39	283,500.00	241,195.43
	CONTRACT SREVICES							
75010	CABLE TV -BULK RATE	17,333.33	18,326.40	34,666.66	36,646.80	1,980.14	208,000.00	171,353.20
74070	SECURITY	29,166.66	29,228.34	58,333.32	73,602.85	15,269.53	350,000.00	276,397.15
75020	LAWN MAINTENANCE	1,666.66	1,750.00	3,333.32	3,500.00	166.68	20,000.00	16,500.00
79115	POOL MAINTENANCE/ECOLAB	1,625.00	2,990.00	3,250.00	2,990.00	-260.00	19,500.00	16,510.00
75030	ELEVATOR MAINTENANCE	2,083.33	0.00	4,166.66	4,548.42	381.76	25,000.00	20,451.58
79100	UNIFORMS	566.66	553.70	1,133.32	1,124.67	-8.65	6,800.00	5,675.33
75060	TOTAL MASTER AGREEMENT	6,500.00	6,451.51	13,000.00	12,903.00	-97.00	78,000.00	65,097.00
75070	WASTE REMOVAL	2,600.00	2,378.35	5,200.00	5,181.70	-18.30	31,200.00	26,018.30
75080	COOLING TOWER CHEMICALS	400.00	378.00	800.00	703.00	-97.00	4,800.00	4,097.00
75200	JANITORIAL SERVICES	0.00	0.00	0.00	1,025.16	1,025.16	0.00	-1,025.16
75210	HVAC-PREVENTIVE MAINTENANCE	583.33	500.00	1,166.66	500.00	-666.66	7,000.00	6,500.00
75220	EXTERMINATING -BLDG	750.00	750.00	1,500.00	1,500.00	0.00	9,000.00	7,500.00
75240	EMERGENCY GENERATOR	416.66	282.00	833.32	282.00	-551.32	5,000.00	4,718.00
75250	COPY MACHINE	316.66	0.00	633.32	240.70	-392.62	3,800.00	3,559.30
75500	TOTAL CONTRACT SERVICES	64,008.29	63,588.30	128,016.58	144,748.30	16,731.72	768,100.00	623,351.70
	UTILITY EXPENSE							
78010	ELECTRICTY	11,000.00	9,016.04	22,000.00	19,332.14	-2,667.86	132,000.00	112,667.86
78020	WATER & SEWER	20,000.00	16,085.19	40,000.00	30,997.46	-9,002.54	240,000.00	209,002.54
78030	TELEPHONE	500.00	494.85	1,000.00	987.63	-12.37	6,000.00	5,012.37
78500	TOTAL UTILITY EXPENSE	31,500.00	25,596.08	63,000.00	51,317.23	-11,682.77	378,000.00	326,682.77
	REPAIRS & MAINTENANCE							
79010	LIGHTS & FIXTURES	833.33	0.00	1,666.66	929.80	-736.86	10,000.00	9,070.20
79020	ELECTRICAL REPAIRS & SUPPLIES	133.33	0.00	266.66	0.00	-266.66	1,600.00	1,600.00
79025	PLUMBING/DRAINS	158.33	850.00	316.66	850.00	533.34	1,900.00	1,050.00
79030	PLUMBING REPAIRS & SUPPLIES	200.00	0.00	400.00	956.29	556.29	2,400.00	1,443.71
79035	SPRINKLER REPAIRS	833.33	0.00	1,666.66	0.00	-1,666.66	10,000.00	10,000.00
79040	POOL REPAIRS/IMPROVEMENTS	151.50	0.00	303.00	0.00	-303.00	1,818.00	1,818.00
79070	GAME ROOM REPAIRS & SUPPLIES	16.66	0.00	33.32	0.00	-33.32	200.00	200.00
79075	GYM EQUIPMENT /REPAIRS	166.66	0.00	333.32	0.00	-333.32	2,000.00	2,000.00
79080	TENNIS COURTS	166.66	0.00	333.32	0.00	-333.32	2,000.00	2,000.00

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		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
79085	MIRRORS, WALLPAPER REPAIRS	66.66	0.00	133.32	0.00	-133.32	800.00	800.00
79095	RADIO & ANTENNA SYSTEM REPAIRS	66.66	0.00	133.32	0.00	-133.32	800.00	800.00
79105	JANITORIAL SUPPLIES	833.33	0.00	1,666.66	0.00	-1,666.66	10,000.00	10,000.00
79110	LOCKS AND KEYS REPAIRS/REPLACE	83.33	0.00	166.66	0.00	-166.66	1,000.00	1,000.00
79120	PAINT SUPPLIES-TOUCH UP	300.00	0.00	600.00	0.00	-600.00	3,600.00	3,600.00
79130	FIRE EQUIPMENT MAINTENANCE	158.33	0.00	316.66	0.00	-316.66	1,900.00	1,900.00
79150	BUILDING SIGNS	41.66	250.00	83.32	250.00	166.68	500.00	250.00
79160	HVAC REPAIRS & PARTS	1,108.00	0.00	2,216.00	500.00	-1,716.00	13,296.00	12,796.00
79170	GATE SYSTEM REPAIRS	466.66	0.00	933.32	0.00	-933.32	5,600.00	5,600.00
79180	SECURITY EQUIPMENT & REPAIRS	250.00	699.78	500.00	699.78	199.78	3,000.00	2,300.22
79190	ALARM SYSTEM REPAIRS	1,000.00	0.00	2,000.00	357.38	-1,642.62	12,000.00	11,642.62
79200	BUILDING REPAIRS	2,916.66	0.00	5,833.32	0.00	-5,833.32	35,000.00	35,000.00
79220	HARDWARE,LUMBER,MISC. SUPPLIES	1,250.00	0.00	2,500.00	716.85	-1,783.15	15,000.00	14,283.15
79230	GENERAL REPAIRS	2,083.33	856.00	4,166.66	856.00	-3,310.66	25,000.00	24,144.00
79500	TOTAL REPAIRS & MAINTENANCE	13,284.42	2,655.78	26,568.84	6,116.10	-20,452.74	159,414.00	153,297.90
	RESERVE EXPENSES							
80100	RESERVE PAINTING	2,333.33	2,333.00	4,666.66	4,666.00	-0.66	28,000.00	23,334.00
80110	RESERVE ROOFING	2,666.66	2,667.00	5,333.32	5,334.00	0.68	32,000.00	26,666.00
80120	RESERVE PAVING	1,000.00	1,000.00	2,000.00	2,000.00	0.00	12,000.00	10,000.00
80125	40 YEARS INSPECTION RESERVE	3,166.66	3,167.00	6,333.32	6,334.00	0.68	38,000.00	31,666.00
85000	TOTAL RESERVE EXPENSE	9,166.65	9,167.00	18,333.30	18,334.00	0.70	110,000.00	91,666.00
90000	TOTAL ALL EXPENSES	192,092.58	178,747.66	384,185.16	366,244.65	-17,940.51	2,305,114.00	1,938,869.35
NET INCOME		0.21	9,699.49	0.42	14,374.99	14,374.57	0.00	-14,374.99

WINSTON TOWERS 600
 Balance Sheet
 February 28, 2019

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Account#	Account Description	Balance
ASSETS		
10010	OPERATING ACCOUNT-CHASE BANK	91,401.25
10020	CASH/CHASE ESCROW SECURITY DEPOSITS	166,166.85
10060	ACCOUNTS RECEIVABLE	94,756.86
10065	ACCOUNTS RECEIVABLE SPECIAL ASSESSMENT	891.80
10070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-15,416.00
10110	PREPAID FLOOD INS.	6,033.00
10115	PREPAID COMMERCIAL INS.	4,183.89
10120	PREPAID WORKERS COMP	979.80
10125	PREPAID WINDSTORM	48,130.00
10130	PREPAID DIR/OFF INS	844.20
10140	PREPAID GLASS INS	2,247.60
10150	PREPAID BOILER & MACH INS	330.00
10155	CRIME INS.	216.30
10200	UTILITY DEPOSITS	2,400.00

11000	TOTAL CURRENT ASSETS	403,165.55
15035	BANCO POPULAR MM RESERVE	150,538.76
15070	TD BANK RESERVE	200,811.98
15090	WELLS FARGO RESERVE ACCOUNT	383,637.94

17000	TOTAL CASH RESERVES	734,988.68
17001	TOTAL ASSETS	1,138,154.23
		=====
LIABILITIES		
20010	ACCOUNTS PAYABLE	33,644.67
20020	MAINTENANCE PAID IN ADVANCE	149,322.92
20030	TENANTS ESCROW SECURITY DEPOSIT	166,166.85
20080	LIABILITY INS. PAYABLE BANCO POPULAR	46,409.60
	PAINTING RESERVES	256,673.60
22015	40-YEARS INSPECTION	185,338.00
	ROOFING RESERVES	169,621.09
	PAVING RESERVES	82,400.00
	INTEREST RESERVES	289.99
	RESERVE-ELEVATORS	39,000.00

25000	TOTAL LIABILITIES	1,128,866.72
EQUITY		
30010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
30060	YEAR TO DATE INCOME/DEFICIT	14,374.99
30070	RETAINED EARNINGS	-131,551.48

40000	TOTAL EQUITY	9,287.51

WINSTON TOWERS 600
Balance Sheet
February 28, 2019

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Account#	Account Description	Balance
40001	TOTAL LIABILITIES & EQUITY	1,138,154.23 =====