

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

FOR THE MONTH OF: 4/20    YEAR TO DATE 12 MONTHS ENDING: 12/31/20

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL	REMAINING	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
INCOME								
1100	MAINTENANCE FEES	197,709.55	197,709.55	790,838.20	790,838.20	0.00	2,372,514.67	1,581,676.47
1110	INTEREST	1,500.00	0.00	6,000.00	0.00	-6,000.00	18,000.00	18,000.00
1120	LATE CHARGES	1,608.33	0.00	6,433.32	4,037.18	-2,396.14	19,300.00	15,262.82
1130	GUEST PARKING	2,048.33	1,279.46	8,193.32	10,947.80	2,754.48	24,580.00	13,632.20
1140	PARKING RENEWAL	5,820.00	4,590.00	23,280.00	18,185.00	-5,095.00	69,840.00	51,655.00
1150	LAUNDRY COMMISSIONS	333.33	763.04	1,333.32	1,308.77	-24.55	4,000.00	2,691.23
1170	PHOTO COPIES	15.00	14.00	60.00	30.00	-30.00	180.00	150.00
1180	VENDING MACHINES	123.33	128.40	493.32	382.82	-110.50	1,480.00	1,097.18
1190	PARTY ROOM	300.00	0.00	1,200.00	400.00	-800.00	3,600.00	3,200.00
1195	ESTOPPEL LETTER FEES	333.33	0.00	1,333.32	1,750.00	416.68	4,000.00	2,250.00
1200	CAR LABELS-NONREFUNDABLE	341.66	240.00	1,366.64	920.00	-446.64	4,100.00	3,180.00
210	BLDG. ENTRANCE KEYS	325.00	120.00	1,300.00	960.00	-340.00	3,900.00	2,940.00
220	GUEST PARKING-OVER NIGHT	1,198.33	0.00	4,793.32	0.00	-4,793.32	14,380.00	14,380.00
225	ELEVATOR FEES	866.66	750.00	3,466.64	4,500.00	1,033.36	10,400.00	5,900.00
230	SCREENING FEES	1,525.00	500.00	6,100.00	2,575.00	-3,525.00	18,300.00	15,725.00
235	STORAGE ROOM FEES	2,413.33	2,280.00	9,653.32	6,900.00	-2,753.32	28,960.00	22,060.00
240	MISCELLANEOUS INCOME	416.66	-120.24	1,666.64	-1,129.77	-2,796.41	5,000.00	6,129.77
245	PERMIT PROCESSING FEES	375.00	0.00	1,500.00	500.00	-1,000.00	4,500.00	4,000.00
000	TOTAL INCOME	217,252.84	208,254.21	869,011.36	843,105.00	-25,906.36	2,607,034.67	1,763,929.67
EXPENSES								
ADMINISTRATIVE EXPENSES								
010	ACCOUNTANT QUATERLY TAX PREP	215.00	0.00	860.00	675.00	-185.00	2,580.00	1,905.00
015	CONSULTING/COMPUTER	1,041.66	731.05	4,166.64	5,166.76	1,000.12	12,500.00	7,333.24
020	CPA YEAR END AUDIT	500.00	0.00	2,000.00	5,500.00	3,500.00	6,000.00	500.00
030	LEASE/SALE PROCESSING	500.00	0.00	2,000.00	225.00	-1,775.00	6,000.00	5,775.00
040	OFFICE SUPPLIES	766.66	362.73	3,066.64	7,036.49	3,969.85	9,200.00	2,163.51
050	PRINTING & POSTAGE	183.33	270.54	733.32	1,773.66	1,040.34	2,200.00	426.34
060	DUES -WT COMPLEX	450.00	0.00	1,800.00	2,700.00	900.00	5,400.00	2,700.00
070	LEGAL FEES -CONSULTING	2,083.33	7,380.00	8,333.32	10,380.00	2,046.68	25,000.00	14,620.00
090	UNCOLLECTABLE ACCOUNTS	208.33	208.33	833.32	833.32	0.00	2,500.00	1,666.68
100	CONTNGENCY/MISC. EXPENSES	416.66	36.00	1,666.64	307.88	-1,358.76	5,000.00	4,692.12
500	TOTAL ADMINISTRATIVE EXPENSE	6,364.97	8,988.65	25,459.88	34,598.11	9,138.23	76,380.00	41,781.89
TAXES, LICENSES, PERMITS								
020	FLORIDA RECORDING FEE	137.50	0.00	550.00	1,564.00	1,014.00	1,650.00	86.00
030	FLA CORP ANNUAL REPORT	8.33	0.00	33.32	0.00	-33.32	100.00	100.00
040	ELEVATOR PERMITS	125.00	0.00	500.00	0.00	-500.00	1,500.00	1,500.00
045	FIRE SAFETY PERMIT	100.00	0.00	400.00	925.97	525.97	1,200.00	274.03
050	POOL PERMIT	29.16	0.00	116.64	0.00	-116.64	350.00	350.00
060	REL PROPERTY TAX	366.66	0.00	1,466.64	0.00	-1,466.64	4,400.00	4,400.00
500	TOTAL TAXES, LICENSES, PERMITS	766.65	0.00	3,066.60	2,489.97	-576.63	9,200.00	6,710.03
INSURANCE EXPENSE								
000	COMMERCIAL INS. QBE	0.00	3,676.00	0.00	14,704.00	14,704.00	0.00	-14,704.00
010	LIABILITY	4,666.66	0.00	18,666.64	2,000.00	-16,666.64	56,000.00	54,000.00
015	GROUP INS.	2,500.00	0.00	10,000.00	0.00	-10,000.00	30,000.00	30,000.00
020	FLOOD INS.	4,166.66	3,497.00	16,666.64	13,988.00	-2,678.64	50,000.00	36,012.00

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

FOR THE MONTH OF: 4/20 YEAR TO DATE 12 MONTHS ENDING: 12/31/20

COUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL	REMAINING	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
030	WORKER'S COMPENSATION	666.66	516.00	2,666.64	2,064.00	-602.64	8,000.00	5,936.00
040	DIRECTORS AND OFFICERS	458.33	374.00	1,833.32	1,496.00	-337.32	5,500.00	4,004.00
060	BIOLER & MACHINERY	250.00	0.00	1,000.00	0.00	-1,000.00	3,000.00	3,000.00
070	WINDSTORM INSURANCE	34,166.66	24,929.00	136,666.64	88,716.00	-47,950.64	410,000.00	321,284.00
090	CRIME INS.	641.66	107.00	2,566.64	428.00	-2,138.64	7,700.00	7,272.00
095	ADMINISTRATIVE	825.00	0.00	3,300.00	1,093.84	-2,206.16	9,900.00	8,806.16
500	TOTAL INSURANCE EXPENSE	48,341.63	33,099.00	193,366.52	124,489.84	-68,876.68	580,100.00	455,610.16
	PAYROLL EXPENSE							
010	EMPLOYEE PAYROLL	22,500.00	17,712.08	90,000.00	71,692.69	-18,307.31	270,000.00	198,307.31
030	FICA TAXES	1,721.25	1,508.49	6,885.00	7,246.01	361.01	20,655.00	13,408.99
040	FEDERAL /STATE UNEMPLOYMENT TA	300.00	47.69	1,200.00	1,082.73	-117.27	3,600.00	2,517.27
060	XMAS FUND	83.33	0.00	333.32	0.00	-333.32	1,000.00	1,000.00
500	TOTAL PAYROLL EXPENSE	24,604.58	19,268.26	98,418.32	80,021.43	-18,396.89	295,255.00	215,233.57
	CONTRACT SREVICES							
010	CABLE TV -BULK RATE	18,333.33	19,056.20	73,333.32	76,278.30	2,944.98	220,000.00	143,721.70
070	SECURITY	30,000.00	14,689.32	120,000.00	136,800.02	16,800.02	360,000.00	223,199.98
020	LAWN MAINTENANCE	1,666.66	6,485.20	6,666.64	6,485.20	-181.44	20,000.00	13,514.80
115	POOL MAINTENANCE/ECOLAB	1,625.00	0.00	6,500.00	2,131.66	-4,368.34	19,500.00	17,368.34
030	ELEVATOR MAINTENANCE	2,083.33	5,869.68	8,333.32	11,986.94	3,653.62	25,000.00	13,013.06
100	UNIFORMS	566.74	467.84	2,266.96	1,595.06	-671.90	6,800.89	5,205.83
060	TOTAL MASTER AGREEMENT	6,500.00	6,451.49	26,000.00	19,354.49	-6,645.51	78,000.00	58,645.51
070	WASTE REMOVAL	2,600.00	2,378.35	10,400.00	7,985.05	-2,414.95	31,200.00	23,214.95
080	COOLING TOWER CHEMICALS	400.00	0.00	1,600.00	1,512.00	-88.00	4,800.00	3,288.00
200	JANITORIAL SERVICES	12,000.00	25,250.00	48,000.00	63,125.00	15,125.00	144,000.00	80,875.00
210	HVAC-PREVENTIVE MAINTENANCE	583.33	5,657.50	2,333.32	9,010.60	6,677.28	7,000.00	-2,010.60
220	EXTERMINATING -BLDG	750.00	375.00	3,000.00	2,437.50	-562.50	9,000.00	6,562.50
240	EMERGENCY GENERATOR	416.66	0.00	1,666.64	0.00	-1,666.64	5,000.00	5,000.00
250	COPY MACHINE	316.66	269.22	1,266.64	1,359.62	92.98	3,800.00	2,440.38
260	VIDEO SURVEILLANCE & SERVICES	7,500.00	0.00	30,000.00	26,134.33	-3,865.67	90,000.00	63,865.67
500	TOTAL CONTRACT SERVICES	85,341.71	86,949.80	341,366.84	366,195.77	24,828.93	1,024,100.89	657,905.12
	UTILITY EXPENSE							
010	ELECTRICTY	10,416.66	10,607.01	41,666.64	43,941.95	2,275.31	125,000.00	81,058.05
020	WATER & SEWER	21,722.39	40,797.94	86,889.56	144,434.83	57,545.27	260,668.78	116,233.95
030	TELEPHONE	500.00	490.88	2,000.00	1,993.86	-6.14	6,000.00	4,006.14
500	TOTAL UTILITY EXPENSE	32,639.05	51,895.83	130,556.20	190,370.64	59,814.44	391,668.78	201,298.14
	REPAIRS & MAINTENANCE							
010	LIGHTS & FIXTURES	416.66	0.00	1,666.64	0.00	-1,666.64	5,000.00	5,000.00
020	ELECTRICAL REPAIRS & SUPPLIES	133.33	0.00	533.32	0.00	-533.32	1,600.00	1,600.00
025	PLUMBING/DRAINS	158.33	0.00	633.32	0.00	-633.32	1,900.00	1,900.00
030	PLUMBING REPAIRS & SUPPLIES	200.00	0.00	800.00	679.11	-120.89	2,400.00	1,720.89
035	SPRINKLER REPAIRS	416.66	0.00	1,666.64	0.00	-1,666.64	5,000.00	5,000.00
040	POOL REPAIRS/IMPROVEMENTS	166.66	0.00	666.64	0.00	-666.64	2,000.00	2,000.00
070	GAME ROOM REPAIRS & SUPPLIES	16.66	0.00	66.64	0.00	-66.64	200.00	200.00
075	GYM EQUIPMENT /REPAIRS	250.00	0.00	1,000.00	0.00	-1,000.00	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: 4/20 YEAR TO DATE 12 MONTHS ENDING: 12/31/20

COUNT#	DESCRIPTION	X----- FOR THE MONTH ----X X-----		YEAR TO DATE -----X		ANNUAL	REMAINING	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
080	TENNIS COURTS	166.66	0.00	666.64	0.00	-666.64	2,000.00	2,000.00
085	MIRRORS, WALLPAPER REPAIRS	66.66	0.00	266.64	0.00	-266.64	800.00	800.00
095	RADIO & ANTENNA SYSTEM REPAIRS	66.66	0.00	266.64	0.00	-266.64	800.00	800.00
105	JANITORIAL SUPPLIES	25.00	11.90	100.00	11.90	-88.10	300.00	288.10
110	LOCKS AND KEYS REPAIRS/REPLACE	83.33	0.00	333.32	0.00	-333.32	1,000.00	1,000.00
120	PAINT SUPPLIES-TOUCH UP	291.66	25.46	1,166.64	837.40	-329.24	3,500.00	2,662.60
130	FIRE EQUIPMENT MAINTENANCE	158.33	790.00	633.32	790.00	156.68	1,900.00	1,110.00
150	BUILDING SIGNS	41.66	0.00	166.64	562.75	396.11	500.00	-62.75
160	HVAC REPAIRS & PARTS	1,108.00	0.00	4,432.00	11,872.27	7,440.27	13,296.00	1,423.73
170	GATE SYSTEM REPAIRS	466.66	0.00	1,866.64	691.00	-1,175.64	5,600.00	4,909.00
180	SECURITY EQUIPMENT & REPAIRS	250.00	0.00	1,000.00	3,900.70	2,900.70	3,000.00	-900.70
190	ALARM SYSTEM REPAIRS	833.33	0.00	3,333.32	907.01	-2,426.31	10,000.00	9,092.99
220	HARDWARE, LUMBER, MISC. SUPPLIES	1,250.00	0.00	5,000.00	0.00	-5,000.00	15,000.00	15,000.00
230	GENERAL REPAIRS	5,500.00	8,852.87	22,000.00	11,171.07	-10,828.93	66,000.00	54,828.93
500	TOTAL REPAIRS & MAINTENANCE	12,066.25	9,680.23	48,265.00	31,423.21	-16,841.79	144,796.00	113,372.79
RESERVE EXPENSES								
110	RESERVE ROOFING	2,752.83	2,752.83	11,011.32	11,011.32	0.00	33,034.00	22,022.68
120	RESERVE PAVING	1,000.00	1,000.00	4,000.00	4,000.00	0.00	12,000.00	8,000.00
125	40 YEARS INSPECTION RESERVE	3,166.66	3,166.66	12,666.64	12,666.65	0.01	38,000.00	25,333.35
130	ELEVATORS RESERVE	208.33	208.33	833.32	833.32	0.00	2,500.00	1,666.68
000	TOTAL RESERVE EXPENSE	7,127.82	7,127.82	28,511.28	28,511.29	0.01	85,534.00	57,022.71
000	PEDESTRIAN BRIDGE REVENUE	0.00	-139,056.40	0.00	-615,550.66	-615,550.66	0.00	615,550.66
100	PEDESTRIAN BRIDGE EXPENSE	0.00	139,056.40	0.00	615,550.66	615,550.66	0.00	-615,550.66
000	TOTAL ALL EXPENSES	217,252.66	217,009.59	869,010.64	858,100.26	-10,910.38	2,607,034.67	1,748,934.41
T INCOME		0.18	-8,755.38	0.72	-14,995.26	-14,995.98	0.00	14,995.26

WINSTON TOWERS 600  
 Balance Sheet  
 April 30, 2020

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Account#	Account Description	Balance
ASSETS		
0010	OPERATING ACCOUNT-CHASE BANK	45,625.64
0020	CASH/CHASE ESCROW SECURITY DEPOSITS	181,481.52
0030	CASH - BB&T PEDESTRIAN BRIDGE	424,364.80
0060	ACCOUNTS RECEIVABLE	35,895.51
0070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-16,457.32
0110	PREPAID FLOOD INS.	54,487.00
0115	PREPAID COMMERCIAL INS.	85,757.99
0120	PREPAID WORKERS COMP	5,802.00
0125	PREPAID WINDSTORM	386,425.80
0130	PREPAID DIR/OFF INS	375.00
0140	PREPAID GLASS INS	1,231.00
0150	PREPAID BOILER & MACH INS	186.00
0155	CRIME INS.	113.00
0200	UTILITY DEPOSITS	3,905.55
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1000	TOTAL CURRENT ASSETS	1,209,193.49
5035	BANCO POPULAR MM RESERVE	151,687.82
5070	TD BANK RESERVE	1,698,257.46
5080	BB & T - RESERVE	252,230.14
5090	WELLS FARGO RESERVE ACCOUNT	230,998.45
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7000	TOTAL CASH RESERVES	2,333,173.87
7001	TOTAL ASSETS	3,542,367.36
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LIABILITIES		
0010	ACCOUNTS PAYABLE	38,541.66
0020	MAINTENANCE PAID IN ADVANCE	133,824.74
0030	TENANTS ESCROW SECURITY DEPOSIT	181,481.52
0080	LIABILITY INS. PAYABLE BANCO POPULAR	501,275.58
0090	DEFERRED REVENUE-PEDESTRIAN BRIDGE	1,919,360.13
	PAINTING RESERVES	280,003.60
2015	40-YEARS INSPECTION	229,674.65
	ROOFING RESERVES	215,883.69
	PAVING RESERVES	96,400.00
	INTEREST RESERVES	1,786.72
	RESERVE-ELEVATORS	13,123.60
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5000	TOTAL LIABILITIES	3,611,355.89
EQUITY		
0010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
0060	YEAR TO DATE INCOME/DEFICIT	-14,995.26
0070	RETAINED EARNINGS	-180,457.27
		-----

WINSTON TOWERS 600  
Balance Sheet  
April 30, 2020

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Account#	Account Description	Balance
0000	TOTAL EQUITY	-68,988.53
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0001	TOTAL LIABILITIES & EQUITY	3,542,367.36
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