

OPERATING STATEMENT

FOR THE MONTH OF: 7/21 YEAR TO DATE 12 MONTHS ENDING: 12/31/21

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
72020	FLORIDA RECORDING FEE	137.50	0.00	962.50	0.00	-962.50	1,650.00	1,650.00
72030	FLA CORP ANNUAL REPORT	8.33	0.00	58.31	0.00	-58.31	100.00	100.00
72040	ELEVATOR PERMITS	125.00	300.00	875.00	300.00	-575.00	1,500.00	1,200.00
72045	FIRE SAFETY PERMIT	100.00	0.00	700.00	1,190.38	490.38	1,200.00	9.62
72050	POOL PERMIT	29.16	0.00	204.12	250.00	45.88	350.00	100.00
72055	OCCUPATIONAL LICENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72060	REL PROPERTY TAX	366.66	0.00	2,566.62	4,765.94	2,199.32	4,400.00	-365.94
72070	FLA PERSONAL PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72500	TOTAL TAXES, LICENSES, PERMITS	766.65	300.00	5,366.55	6,506.32	1,139.77	9,200.00	2,693.68
INSURANCE EXPENSE								
73000	COMMERCIAL INS. QBE	0.00	0.00	0.00	11,661.99	11,661.99	0.00	-11,661.99
73005	INTEREST EXPENSE	825.00	0.00	5,775.00	0.00	-5,775.00	9,900.00	9,900.00
73010	LIABILITY	2,083.33	9,675.00	14,583.31	41,074.65	26,491.34	25,000.00	-16,074.65
73015	GROUP INS.	2,500.00	0.00	17,500.00	0.00	-17,500.00	30,000.00	30,000.00
73020	FLOOD INS.	4,166.66	4,312.00	29,166.62	29,934.00	767.38	50,000.00	20,066.00
73025	EXCESS LIABILITY	2,458.33	0.00	17,208.31	0.00	-17,208.31	29,500.00	29,500.00
73030	WORKER'S COMPENSATION	666.66	333.00	4,666.62	5,580.00	913.38	8,000.00	2,420.00
73040	DIRECTORS AND OFFICERS	458.33	0.00	3,208.31	1,757.00	-1,451.31	5,500.00	3,743.00
73050	FIDELITY BOND	125.00	0.00	875.00	0.00	-875.00	1,500.00	1,500.00
73060	BIOLER & MACHINERY	250.00	0.00	1,750.00	0.00	-1,750.00	3,000.00	3,000.00
73070	WINDSTORM INSURANCE	34,166.66	48,618.84	239,166.62	363,591.00	124,424.38	410,000.00	46,409.00
73080	EXCESS LIABILITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73090	CRIME INS.	641.66	0.00	4,491.62	2,284.00	-2,207.62	7,700.00	5,416.00
73095	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73096	FEPA CASE SETTLEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73500	TOTAL INSURANCE EXPENSE	48,341.63	62,938.84	338,391.41	455,882.64	117,491.23	580,100.00	124,217.36
PAYROLL EXPENSE								
74010	EMPLOYEE PAYROLL	20,833.33	11,967.00	145,833.31	125,999.26	-19,834.05	250,000.00	124,000.74
74020	PAYROLL EXCHANGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74025	PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74030	FICA TAXES	1,593.75	915.48	11,156.25	9,639.04	-1,517.21	19,125.00	9,485.96
74040	FEDERAL /STATE UNEMPLOYMENT TA	300.00	107.93	2,100.00	2,838.47	738.47	3,600.00	761.53
74060	XMAS FUND	83.33	0.00	583.31	-370.00	-953.31	1,000.00	1,370.00
74500	TOTAL PAYROLL EXPENSE	22,810.41	12,990.41	159,672.87	138,106.77	-21,566.10	273,725.00	135,618.23
CONTRACT SREVICES								
75010	CABLE TV -BULK RATE	19,056.16	39,596.88	133,393.12	158,357.52	24,964.40	228,674.00	70,316.48
74070	SECURITY	30,000.00	58,476.47	210,000.00	248,561.37	38,561.37	360,000.00	111,438.63
75020	LAWN MAINTENANCE	2,594.08	2,594.08	18,158.56	25,940.80	7,782.24	31,129.00	5,188.20
79115	POOL MAINTENANCE	1,625.00	1,495.00	11,375.00	8,970.00	-2,405.00	19,500.00	10,530.00
75030	ELEVATOR MAINTENANCE	2,083.33	4,825.23	14,583.31	18,189.19	3,605.88	25,000.00	6,810.81
79100	UNIFORMS	566.74	436.16	3,967.18	3,848.84	-118.34	6,800.89	2,952.05
75060	TOTAL MASTER AGREEMENT	6,500.00	6,951.51	45,500.00	45,354.52	-145.48	78,000.00	32,645.48
75070	WASTE REMOVAL	2,600.00	2,378.35	18,200.00	16,648.45	-1,551.55	31,200.00	14,551.55
75080	COOLING TOWER CHEMICALS	400.00	378.00	2,800.00	2,646.00	-154.00	4,800.00	2,154.00
75090	BEEPER SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75200	JANITORIAL SERVICES	12,877.00	12,877.50	90,139.00	90,206.52	67.52	154,524.00	64,317.48

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

FOR THE MONTH OF: 7/21 YEAR TO DATE 12 MONTHS ENDING: 12/31/21

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X		YEAR TO DATE -----X		ANNUAL	REMAINING	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
79500	TOTAL REPAIRS & MAINTENANCE	12,777.67	30,342.71	89,443.69	90,146.00	702.31	153,333.00	63,187.00
	RESERVE EXPENSES							
80100	RESERVE PAINTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80110	RESERVE ROOFING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80115	RESERVE UNALLOCATED	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80120	RESERVE PAVING	1,000.00	1,000.00	7,000.00	7,000.00	0.00	12,000.00	5,000.00
80125	40 YEARS INSPECTION RESERVE	3,166.66	3,166.66	22,166.62	22,167.98	1.36	38,000.00	15,832.02
80130	ELEVATORS RESERVE	1,000.00	1,000.00	7,000.00	7,000.00	0.00	12,000.00	5,000.00
85000	TOTAL RESERVE EXPENSE	5,166.66	5,166.66	36,166.62	36,167.98	1.36	62,000.00	25,832.02
85500	REPAIRS ELEVATORS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86000	PEDESTRIAN BRIDGE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86100	PEDESTRIAN BRIDGE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86300	DEFERRED REVENUE- INSURANCE RE	0.00	48,053.16	0.00	434,420.33	434,420.33	0.00	-434,420.33
86310	DEFERRED REVENUE - PEDESTRIAN	0.00	0.00	0.00	19,400.00	19,400.00	0.00	-19,400.00
86320	A/C REPAIRS EXPENSE	0.00	0.00	0.00	72,393.00	72,393.00	0.00	-72,393.00
86330	POOL REPAIR EXPENSE	0.00	0.00	0.00	9,793.41	9,793.41	0.00	-9,793.41
86340	GARAGE CONCRETE REPAIRS	0.00	48,053.16	0.00	352,233.92	352,233.92	0.00	-352,233.92
86350	SPRINKLER REPAIR	0.00	0.00	0.00	19,400.00	19,400.00	0.00	-19,400.00
86360	40 YEARS RECERTIFICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90000	TOTAL ALL EXPENSES	217,336.01	278,063.99	1,521,352.07	1,882,304.80	360,952.73	2,608,034.67	725,729.87
NET INCOME		0.16	-68,788.24	1.12	-421,944.13	-421,945.25	0.00	421,944.13

WINSTON TOWERS 600
 Balance Sheet
 July 31, 2021

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Account#	Account Description	Balance
ASSETS		
10010	OPERATING ACCOUNT-CHASE BANK	111,053.93
10020	CASH/CHASE ESCROW SECURITY DEPOSITS	268,124.85
10030	CASH - BB&T PEDESTRIAN BRIDGE	486,826.02
10040	CASH TD BANK OPERATING	407.68
10060	ACCOUNTS RECEIVABLE	23,910.03
10065	ACCOUNTS RECEIVABLE SPECIAL ASSESSMENT	-6,620.66
10070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-6,458.31
10110	PREPAID FLOOD INS.	38,804.00
10115	PREPAID COMMERCIAL INS.	87,078.91
10125	PREPAID WINDSTORM	340,331.88
10200	UTILITY DEPOSITS	3,905.55

11000	TOTAL CURRENT ASSETS	1,347,363.88
15035	BANCO POPULAR MM RESERVE	152,746.87
15070	TD BANK RESERVE	737,484.03
15090	WELLS FARGO RESERVE ACCOUNT	331,381.84

17000	TOTAL CASH RESERVES	1,221,612.74
17001	TOTAL ASSETS	2,568,976.62
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LIABILITIES		
20010	ACCOUNTS PAYABLE	89,778.54
20020	MAINTENANCE PAID IN ADVANCE	130,955.89
20030	TENANTS ESCROW SECURITY DEPOSIT	268,124.85
20075	INSURANCE PAYABLE -GENERAL LIABILITY	76,474.47
20080	LIABILITY INS. PAYABLE BANCO POPULAR	306,335.10
20085	INSURANCE PAYABLE 2021	291,713.04
20090	DEFERRED REVENUE-PEDESTRIAN BRIDGE	602,503.75
20095	DEFERRED REV.INS RECOVERY	534,115.64
	PAINTING RESERVES	280,003.60
22015	40-YEARS INSPECTION	277,175.91
	ROOFING RESERVES	82,976.27
	PAVING RESERVES	111,400.00
	INTEREST RESERVES	7,118.97
	RESERVE-ELEVATORS	21,790.24

25000	TOTAL LIABILITIES	3,080,466.27
EQUITY		
30010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
30060	YEAR TO DATE INCOME/DEFICIT	-421,944.13
30070	RETAINED EARNINGS	-216,009.52

40000	TOTAL EQUITY	-511,489.65

WINSTON TOWERS 600
Balance Sheet
July 31, 2021

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Account#	Account Description	Balance
40001	TOTAL LIABILITIES & EQUITY	2,568,976.62 =====