

OPERATING STATEMENT

FOR THE MONTH OF: 12/18 YEAR TO DATE 12 MONTHS ENDING: 12/31/18

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	173,789.00	2,085,534.00	2,085,534.00	0.00	2,085,534.00	0.00
50110	INTEREST	25.00	0.00	300.00	0.00	-300.00	300.00	300.00
50120	LATE CHARGES	1,250.00	1,856.55	15,000.00	20,079.82	5,079.82	15,000.00	-5,079.82
50130	GUEST PARKING	2,083.37	1,563.00	25,000.00	20,915.50	-4,084.50	25,000.00	4,084.50
50140	PARKING RENEWAL	5,695.00	3,830.00	68,340.00	52,394.00	-15,946.00	68,340.00	15,946.00
50150	LAUNDRY COMMISSIONS	483.37	0.00	5,800.00	3,136.84	-2,663.16	5,800.00	2,663.16
50170	PHOTO COPIES	16.74	0.00	200.00	0.00	-200.00	200.00	200.00
50180	VENDING MACHINES	133.37	79.75	1,600.00	1,013.60	-586.40	1,600.00	586.40
50190	PARTY ROOM	250.00	0.00	3,000.00	2,400.00	-600.00	3,000.00	600.00
50195	ESTOPPEL LETTER FEES	333.37	0.00	4,000.00	5,550.00	1,550.00	4,000.00	-1,550.00
50200	CAR LABELS-NONREFUNDABLE	316.74	160.00	3,800.00	4,280.00	480.00	3,800.00	-480.00
50210	BLDG. ENTRANCE KEYS	333.37	300.00	4,000.00	3,660.00	-340.00	4,000.00	340.00
50220	GUEST PARKING-OVER NIGHT	1,083.37	784.00	13,000.00	8,106.00	-4,894.00	13,000.00	4,894.00
50225	ELEVATOR FEES	583.37	1,050.00	7,000.00	14,600.00	7,600.00	7,000.00	-7,600.00
50230	SCREENING FEES	1,250.00	1,750.00	15,000.00	18,600.00	3,600.00	15,000.00	-3,600.00
50235	STORAGE ROOM FEES	2,420.00	3,190.00	29,040.00	19,225.00	-9,815.00	29,040.00	9,815.00
50240	MISCELLANEOUS INCOME	416.74	-1,165.35	5,000.00	-9,910.36	-14,910.36	5,000.00	14,910.36
50245	PERMIT PROCESSING FEES	250.00	100.00	3,000.00	1,900.00	-1,100.00	3,000.00	1,100.00
55000	TOTAL INCOME	190,718.31	187,286.95	2,288,614.00	2,251,484.40	-37,129.60	2,288,614.00	37,129.60
EXPENSES								
ADMINISTRATIVE EXPENSES								
70010	ACCOUNTANT QUATERLY TAX PREP	183.37	0.00	2,200.00	2,075.00	-125.00	2,200.00	125.00
70015	CONSULTING/COMPUTER	125.00	1,060.93	1,500.00	3,251.85	1,751.85	1,500.00	-1,751.85
70020	CPA YEAR END AUDIT	500.00	0.00	6,000.00	5,300.00	-700.00	6,000.00	700.00
70030	LEASE/SALE PROCESSING	333.37	320.00	4,000.00	6,160.00	2,160.00	4,000.00	-2,160.00
70040	OFFICE SUPPLIES	783.37	79.71	9,400.00	8,217.24	-1,182.76	9,400.00	1,182.76
70050	PRINTING & POSTAGE	200.00	904.00	2,400.00	3,544.08	1,144.08	2,400.00	-1,144.08
70060	DUES -WT COMPLEX	300.00	0.00	3,600.00	6,750.00	3,150.00	3,600.00	-3,150.00
70070	LEGAL FEES -CONSULTING	1,833.37	-8,034.56	22,000.00	13,484.51	-8,515.49	22,000.00	8,515.49
70090	UNCOLLECTABLE ACCOUNTS	200.00	200.00	2,400.00	2,400.00	0.00	2,400.00	0.00
70100	CONTNGENCY/MISC. EXPENSES	416.74	162.00	5,000.00	2,441.03	-2,558.97	5,000.00	2,558.97
70500	TOTAL ADMINISTRATIVE EXPENSE	4,875.22	-5,307.92	58,500.00	53,623.71	-4,876.29	58,500.00	4,876.29
TAXES, LICENSES, PERMITS								
72020	FLORIDA RECORDING FEE	137.50	1,564.00	1,650.00	1,564.00	-86.00	1,650.00	86.00
72030	FLA CORP ANNUAL REPORT	8.37	0.00	100.00	0.00	-100.00	100.00	100.00
72040	ELEVATOR PERMITS	125.00	0.00	1,500.00	1,100.00	-400.00	1,500.00	400.00
72045	FIRE SAFETY PERMIT	100.00	0.00	1,200.00	593.00	-607.00	1,200.00	607.00
72050	POOL PERMIT	29.24	0.00	350.00	250.00	-100.00	350.00	100.00
72060	REL PROPERTY TAX	366.74	0.00	4,400.00	4,296.87	-103.13	4,400.00	103.13
72500	TOTAL TAXES, LICENSES, PERMITS	766.85	1,564.00	9,200.00	7,803.87	-1,396.13	9,200.00	1,396.13
INSURANCE EXPENSE								
73000	COMMERCIAL INS. QBE	3,666.74	4,615.00	44,000.00	47,484.03	3,484.03	44,000.00	-3,484.03
73010	LIABILITY	1,833.37	0.00	22,000.00	761.00	-21,239.00	22,000.00	21,239.00
73015	GROUP INS.	3,333.37	3,564.09	40,000.00	49,121.40	9,121.40	40,000.00	-9,121.40
73020	FLOOD INS.	3,333.37	4,019.00	40,000.00	45,231.00	5,231.00	40,000.00	-5,231.00

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

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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	833.37	656.00	10,000.00	9,098.00	-902.00	10,000.00	902.00
73040	DIRECTORS AND OFFICERS	433.37	561.00	5,200.00	6,555.00	1,355.00	5,200.00	-1,355.00
73060	BIOLER & MACHINERY	208.37	0.00	2,500.00	0.00	-2,500.00	2,500.00	2,500.00
73070	WINDSTORM INSURANCE	29,166.74	32,100.00	350,000.00	360,658.68	10,658.68	350,000.00	-10,658.68
73090	CRIME INS.	641.74	140.00	7,700.00	1,635.00	-6,065.00	7,700.00	6,065.00
73095	ADMINISTRATIVE	750.00	890.44	9,000.00	9,198.80	198.80	9,000.00	-198.80
73500	TOTAL INSURANCE EXPENSE	44,200.44	46,545.53	530,400.00	529,742.91	-657.09	530,400.00	657.09
	PAYROLL EXPENSE							
74010	EMPLOYEE PAYROLL	20,000.00	23,531.34	240,000.00	259,825.04	19,825.04	240,000.00	-19,825.04
74030	FICA TAXES	1,500.00	1,800.15	18,000.00	19,876.19	1,876.19	18,000.00	-1,876.19
74040	FEDERAL /STATE UNEMPLOYMENT TA	291.74	0.00	3,500.00	1,120.61	-2,379.39	3,500.00	2,379.39
74500	TOTAL PAYROLL EXPENSE	21,791.74	25,331.49	261,500.00	280,821.84	19,321.84	261,500.00	-19,321.84
	CONTRACT SREVICES							
75010	CABLE TV -BULK RATE	17,333.37	18,320.40	208,000.00	212,103.60	4,103.60	208,000.00	-4,103.60
74070	SECURITY	29,166.74	42,762.31	350,000.00	351,351.12	1,351.12	350,000.00	-1,351.12
75020	LAWN MAINTENANCE	1,666.74	5,250.00	20,000.00	19,012.45	-987.55	20,000.00	987.55
79115	POOL MAINTENANCE/ECOLAB	1,583.37	4,765.80	19,000.00	21,763.13	2,763.13	19,000.00	-2,763.13
75030	ELEVATOR MAINTENANCE	2,083.37	500.00	25,000.00	18,061.40	-6,938.60	25,000.00	6,938.60
79100	UNIFORMS	566.74	747.00	6,800.00	7,499.93	699.93	6,800.00	-699.93
75060	TOTAL MASTER AGREEMENT	6,500.00	6,451.10	78,000.00	77,418.00	-582.00	78,000.00	582.00
75070	WASTE REMOVAL	2,333.37	2,378.35	28,000.00	31,787.17	3,787.17	28,000.00	-3,787.17
75080	COOLING TOWER CHEMICALS	400.00	378.00	4,800.00	4,536.00	-264.00	4,800.00	264.00
75200	JANITORIAL SERVICES	0.00	0.00	0.00	1,520.72	1,520.72	0.00	-1,520.72
75210	HVAC-PREVENTIVE MAINTENANCE	583.37	500.00	7,000.00	6,040.00	-960.00	7,000.00	960.00
75220	EXTERMINATING -BLDG	833.37	1,500.00	10,000.00	10,984.94	984.94	10,000.00	-984.94
75240	EMERGENCY GENERATOR	416.74	0.00	5,000.00	1,128.00	-3,872.00	5,000.00	3,872.00
75250	COPY MACHINE	333.37	-297.62	4,000.00	4,589.13	589.13	4,000.00	-589.13
75260	PITNEY BOWES POSTAGE METER	0.00	601.00	0.00	1,202.00	1,202.00	0.00	-1,202.00
75500	TOTAL CONTRACT SERVICES	63,800.55	83,856.34	765,600.00	768,997.59	3,397.59	765,600.00	-3,397.59
	UTILITY EXPENSE							
78010	ELECTRICTY	14,583.37	10,114.30	175,000.00	132,083.10	-42,916.90	175,000.00	42,916.90
78020	WATER & SEWER	20,500.00	27,937.70	246,000.00	330,264.49	84,264.49	246,000.00	-84,264.49
78030	TELEPHONE	500.00	491.71	6,000.00	5,600.84	-399.16	6,000.00	399.16
78500	TOTAL UTILITY EXPENSE	35,583.37	38,543.71	427,000.00	467,948.43	40,948.43	427,000.00	-40,948.43
	REPAIRS & MAINTENANCE							
79010	LIGHTS & FIXTURES	166.74	417.30	2,000.00	10,631.09	8,631.09	2,000.00	-8,631.09
79020	ELECTRICAL REPAIRS & SUPPLIES	100.00	0.00	1,200.00	1,196.45	-3.55	1,200.00	3.55
79025	PLUMBING/DRAINS	150.00	0.00	1,800.00	1,610.44	-189.56	1,800.00	189.56
79030	PLUMBING REPAIRS & SUPPLIES	183.37	0.00	2,200.00	2,713.97	513.97	2,200.00	-513.97
79035	SPRINKLER REPAIRS	833.37	280.00	10,000.00	5,793.20	-4,206.80	10,000.00	4,206.80
79040	POOL REPAIRS/IMPROVEMENTS	125.00	0.00	1,500.00	777.40	-722.60	1,500.00	722.60
79070	GAME ROOM REPAIRS & SUPPLIES	16.74	0.00	200.00	0.00	-200.00	200.00	200.00
79075	GYM EQUIPMENT /REPAIRS	166.74	0.00	2,000.00	510.60	-1,489.40	2,000.00	1,489.40
79080	TENNIS COURTS	83.37	0.00	1,000.00	0.00	-1,000.00	1,000.00	1,000.00

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FOR THE MONTH OF: 12/18 YEAR TO DATE 12 MONTHS ENDING: 12/31/18

ACCOUNT#	DESCRIPTION	X----- FOR THE MONTH -----X X-----		YEAR TO DATE -----X		ANNUAL BUDGET	REMAINING BUDGET	
		BUDGET	ACTUAL	BUDGET	ACTUAL			VARIANCE
79085	MIRRORS, WALLPAPER REPAIRS	66.74	0.00	800.00	0.00	-800.00	800.00	
79095	RADIO & ANTENNA SYSTEM REPAIRS	66.74	0.00	800.00	0.00	-800.00	800.00	
79105	JANITORIAL SUPPLIES	833.37	0.00	10,000.00	7,205.27	-2,794.73	10,000.00	
79110	LOCKS AND KEYS REPAIRS/REPLACE	83.37	0.00	1,000.00	0.00	-1,000.00	1,000.00	
79120	PAINT SUPPLIES-TOUCH UP	250.00	0.00	3,000.00	2,144.18	-855.82	3,000.00	
79130	FIRE EQUIPMENT MAINTENANCE	158.37	0.00	1,900.00	1,093.36	-806.64	1,900.00	
79150	BUILDING SIGNS	33.37	0.00	400.00	0.00	-400.00	400.00	
79160	HVAC REPAIRS & PARTS	1,000.00	0.00	12,000.00	20,534.00	8,534.00	12,000.00	
79170	GATE SYSTEM REPAIRS	333.37	0.00	4,000.00	1,250.87	-2,749.13	4,000.00	
79180	SECURITY EQUIPMENT & REPAIRS	250.00	0.00	3,000.00	4,581.97	1,581.97	3,000.00	
79190	ALARM SYSTEM REPAIRS	1,000.00	5,969.03	12,000.00	12,521.85	521.85	12,000.00	
79200	BUILDING REPAIRS	1,634.50	-68.31	19,614.00	48,105.69	28,491.69	19,614.00	
79220	HARDWARE,LUMBER,MISC. SUPPLIES	1,000.00	695.48	12,000.00	13,284.73	1,284.73	12,000.00	
79230	GENERAL REPAIRS	1,166.74	0.00	14,000.00	12,900.00	-1,100.00	14,000.00	
79500	TOTAL REPAIRS & MAINTENANCE	9,701.90	7,293.50	116,414.00	146,855.07	30,441.07	116,414.00	
RESERVE EXPENSES								
80100	RESERVE PAINTING	2,333.37	2,333.00	28,000.00	27,996.00	-4.00	28,000.00	
80110	RESERVE ROOFING	2,500.00	2,500.00	30,000.00	30,000.00	0.00	30,000.00	
80120	RESERVE PAVING	1,000.00	1,000.00	12,000.00	12,000.00	0.00	12,000.00	
80125	40 YEARS INSPECTION RESERVE	3,166.74	3,167.00	38,000.00	38,004.00	4.00	38,000.00	
80130	ELEVATORS RESERVE	1,000.00	1,000.00	12,000.00	12,000.00	0.00	12,000.00	
85000	TOTAL RESERVE EXPENSE	10,000.11	10,000.00	120,000.00	120,000.00	0.00	120,000.00	
90000	TOTAL ALL EXPENSES	190,720.18	207,826.65	2,288,614.00	2,375,793.42	87,179.42	2,288,614.00	
NET INCOME		-1.87	-20,539.70	0.00	-124,309.02	-124,309.02	0.00	124,309.02

WINSTON TOWERS 600  
 Balance Sheet  
 December 31, 2018

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 Page: 1

Account#	Account Description	Balance
ASSETS		
10010	OPERATING ACCOUNT-CHASE BANK	12,770.99
10020	CASH/CHASE ESCROW SECURITY DEPOSITS	139,816.85
10060	ACCOUNTS RECEIVABLE	90,734.99
10065	ACCOUNTS RECEIVABLE SPECIAL ASSESSMENT	891.80
10070	ALLOWANCE FOR UNCOLLECTABLE ACCT.	-15,000.00
10110	PREPAID FLOOD INS.	14,071.00
10115	PREPAID COMMERCIAL INS.	9,753.89
10120	PREPAID WORKERS COMP	2,291.80
10125	PREPAID WINDSTORM	112,330.00
10130	PREPAID DIR/OFF INS	1,966.20
10140	PREPAID GLASS INS	5,447.60
10150	PREPAID BOILER & MACH INS	790.00
10155	CRIME INS.	496.30
10200	UTILITY DEPOSITS	2,400.00
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11000	TOTAL CURRENT ASSETS	378,761.42
15035	BANCO POPULAR MM RESERVE	150,380.67
15070	TD BANK RESERVE	200,739.98
15090	WELLS FARGO RESERVE ACCOUNT	363,578.04
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17000	TOTAL CASH RESERVES	714,698.69
17001	TOTAL ASSETS	1,093,460.11
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LIABILITIES		
20010	ACCOUNTS PAYABLE	33,644.67
20020	MAINTENANCE PAID IN ADVANCE	71,172.28
20030	TENANTS ESCROW SECURITY DEPOSIT	139,816.85
20080	LIABILITY INS. PAYABLE BANCO POPULAR	139,215.10
	PAINTING RESERVES	252,007.60
22015	40-YEARS INSPECTION	179,004.00
	ROOFING RESERVES	164,287.09
	PAVING RESERVES	80,400.00
	RESERVE-ELEVATORS	39,000.00
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25000	TOTAL LIABILITIES	1,098,547.59
EQUITY		
30010	MEMBERS CAPITAL CONTRIBUTION	126,464.00
30060	YEAR TO DATE INCOME/DEFICIT	-124,309.02
30070	RETAINED EARNINGS	-7,242.46
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40000	TOTAL EQUITY	-5,087.48
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40001	TOTAL LIABILITIES & EQUITY	1,093,460.11
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