

Balance Sheet (Accrual)
VR1705 Windgate Beachside - (vr1705)
December 2011

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ASSETS

Bank - Operating Funds Account	14,243.80
Bank - Special Levy Account	14,909.99
Bank - Contingency Reserve Account	39,130.77
Accounts Receivable	7,194.27

TOTAL ASSETS 75,478.83

LIABILITIES & EQUITY

Liabilities

Accounts Payable	967.50
Prepaid Maintenance Fees	70.40

Total Liabilities 1,037.90

Equity

Current Surplus/(Deficit)	13,361.91
Prior Years Surplus/(Deficit)	7,038.26
Contingency Reserve Fund	39,130.77

Special Levy Fund (Interior/Re-Piping)	4,709.99
Special Levy Fund (Enterphone)	5,200.00
Special Levy Fund (Fire Panel)	5,000.00
	<u>14,909.99</u>

Total Equity 74,440.93

TOTAL LIABILITIES & EQUITY 75,478.83

Income Statement (Accrual)
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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
3110 Strata Fees	6,426.16	90.17	64,359.74	89.16
3120 Interest Income	12.17	0.17	84.41	0.12
3125 Miscellaneous Income	205.00	2.88	2,909.79	4.03
3140 PrYr Allocation	483.33	6.78	4,833.30	6.70
TOTAL INCOME	<u><u>7,126.66</u></u>	<u><u>100.00</u></u>	<u><u>72,187.24</u></u>	<u><u>100.00</u></u>
EXPENSE				
4030 Insurance	777.12	10.90	7,770.84	10.76
4035 Utilities	1,079.72	15.15	5,852.54	8.11
4053 Water & Sewer	967.50	13.58	4,482.01	6.21
4079 Caretaking	300.00	4.21	3,070.72	4.25
4090 R & M General	596.46	8.37	4,848.06	6.72
4105 Elevator Maintenance	213.91	3.00	2,468.10	3.42
4130 Landscaping Maintenance	300.00	4.21	3,000.00	4.16
4145 Waste Removal	599.18	8.41	5,800.56	8.04
4190 Fire Control	0.00	0.00	2,081.43	2.88
4220 Management Fees	1,000.00	14.03	10,000.64	13.85
4225 Administration	103.58	1.45	1,462.72	2.03
4365 Legal & Professional Fee	0.00	0.00	529.95	0.73
4380 Bank Charges	96.06	1.35	624.46	0.87
4390 Contingency Reserve Transfer	683.33	9.59	6,833.30	9.47
TOTAL EXPENSE	<u><u>6,716.86</u></u>	<u><u>94.25</u></u>	<u><u>58,825.33</u></u>	<u><u>81.49</u></u>
NET INCOME	<u><u>409.80</u></u>	<u><u>5.75</u></u>	<u><u>13,361.91</u></u>	<u><u>18.51</u></u>

