Windsor Park

Balance Sheet For 3/31/2022

Operating Cash		
CIT Operating Account	$29,452.09	
Total Operating Cash		**$29,452.09**
Reserve Cash		
St. Louis Bank Reserves	$316,681.75	
Total Reserve Cash		**$316,681.75**
	Total Assets	**$346,133.84**

Equity		
Reserves - Unallocated	$351,970.48	
Net Income (Loss)	($5,836.64)	
Total Equity		**$346,133.84**
	Total Liabilities / Equity	**$346,133.84**

Windsor Park

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Income	26,651.10	18,720.00	7,931.10	63,486.10	56,160.00	7,326.10	224,640.00
Total Income	**26,651.10**	**18,720.00**	**7,931.10**	**63,486.10**	**56,160.00**	**7,326.10**	**224,640.00**
Other Income							
6340 - Late Fee Income	25.00	-	25.00	75.00	-	75.00	-
6910 - Interest Income	29.47	33.33	(3.86)	84.36	99.99	(15.63)	400.00
Total Other Income	**54.47**	**33.33**	**21.14**	**159.36**	**99.99**	**59.37**	**400.00**
Total Income	**26,705.57**	**18,753.33**	**7,952.24**	**63,645.46**	**56,259.99**	**7,385.47**	**225,040.00**
Operating Expense							
Administration							
7010 - Management Fees	1,575.00	1,583.33	8.33	4,725.00	4,749.99	24.99	19,000.00
7140 - Accounting & Professional Fees	-	33.33	33.33	400.00	99.99	(300.01)	400.00
7160 - Legal Fees	-	125.00	125.00	-	375.00	375.00	1,500.00
7280 - Office Supplies	-	75.00	75.00	193.84	225.00	31.16	900.00
7305 - Bank Fee	-	-	-	15.00	-	(15.00)	-
7310 - Miscellaneous Admin	109.98	41.67	(68.31)	109.98	125.01	15.03	500.00
Total Administration	**1,684.98**	**1,858.33**	**173.35**	**5,443.82**	**5,574.99**	**131.17**	**22,300.00**
Utilities							
7710 - Electric	118.79	291.67	172.88	659.52	875.01	215.49	3,500.00
7730 - Water	19.02	125.00	105.98	57.19	375.00	317.81	1,500.00
7750 - Trash	-	916.67	916.67	-	2,750.01	2,750.01	11,000.00
Total Utilities	**137.81**	**1,333.34**	**1,195.53**	**716.71**	**4,000.02**	**3,283.31**	**16,000.00**
Building Maintenance							
8310 - Roof	-	270.00	270.00	311.00	810.00	499.00	3,240.00
8340 - Building Maintenance	-	462.17	462.17	393.75	1,386.51	992.76	5,546.00
8350 - Painting	-	83.33	83.33	-	249.99	249.99	1,000.00
8360 - Gutters & Downspouts	-	475.00	475.00	-	1,425.00	1,425.00	5,700.00
8383 - Siding Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
8390 - Brick/Tuckpointing	-	83.33	83.33	-	249.99	249.99	1,000.00
8400 - Pest Control	350.00	333.33	(16.67)	1,400.00	999.99	(400.01)	4,000.00
8599 - Signs	-	16.67	16.67	-	50.01	50.01	200.00
Total Building Maintenance	**350.00**	**1,807.16**	**1,457.16**	**2,104.75**	**5,421.48**	**3,316.73**	**21,686.00**
Grounds							
8610 - Lawn Care	-	5,250.00	5,250.00	3,190.52	15,750.00	12,559.48	63,000.00
8620 - Drainage & Erosion Control	-	83.33	83.33	-	249.99	249.99	1,000.00
8635 - Plant Replacement	-	333.33	333.33	-	999.99	999.99	4,000.00
8661 - Snow Removal	26,836.94	1,666.67	(25,170.27)	29,476.94	5,000.01	(24,476.93)	20,000.00
8670 - Irrigation Maintenance	-	166.67	166.67	-	500.01	500.01	2,000.00

Windsor Park

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
8800 - Miscellaneous Grounds	-	333.33	333.33	-	999.99	999.99	4,000.00
Total Grounds	**26,836.94**	**7,833.33**	**(19,003.61)**	**32,667.46**	**23,499.99**	**(9,167.47)**	**94,000.00**
Insurance							
9010 - Insurance	(536.00)	333.33	869.33	3,353.91	999.99	(2,353.92)	4,000.00
Total Insurance	**(536.00)**	**333.33**	**869.33**	**3,353.91**	**999.99**	**(2,353.92)**	**4,000.00**
Taxes							
9070 - Income Taxes	-	8.33	8.33	-	24.99	24.99	100.00
Total Taxes	**-**	**8.33**	**8.33**	**-**	**24.99**	**24.99**	**100.00**
Reserves							
9910 - Reserve Contribution	906.06	4,176.00	3,269.94	7,645.45	12,528.00	4,882.55	50,112.00
9915 - Reserve Expenses Opearting	-	1,316.67	1,316.67	-	3,950.01	3,950.01	15,800.00
Total Reserves	**906.06**	**5,492.67**	**4,586.61**	**7,645.45**	**16,478.01**	**8,832.56**	**65,912.00**
Total Expense	**29,379.79**	**18,666.49**	**(10,713.30)**	**51,932.10**	**55,999.47**	**4,067.37**	**223,998.00**
Operating Net Total	**(2,674.22)**	**86.84**	**(2,761.06)**	**11,713.36**	**260.52**	**11,452.84**	**1,042.00**

Windsor Park

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expense							
Reserves							
9920 - Reserve Concrete Sectional Repairs Roads	-	2,500.00	2,500.00	-	7,500.00	7,500.00	30,000.00
9921 - Reserve Concrete Sectional Repairs Flatwork	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00
9922 - Reserves Crack Seal	-	600.00	600.00	-	1,800.00	1,800.00	7,200.00
9931 - Reserve Painting & Staining	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
9940 - Reserve Gutter/Downspout	425.00	7,083.33	6,658.33	425.00	21,249.99	20,824.99	85,000.00
9960 - Reserve Tree Trim/Remove/Maint.	17,125.00	2,500.00	(14,625.00)	17,125.00	7,500.00	(9,625.00)	30,000.00
9961 - Reserve Drainage & Erosion Control	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
9980 - Reserve Brick / Tuckpointing	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
Total Reserves	**17,550.00**	**16,558.33**	**(991.67)**	**17,550.00**	**49,674.99**	**32,124.99**	**198,700.00**
Total Expense	**17,550.00**	**16,558.33**	**(991.67)**	**17,550.00**	**49,674.99**	**32,124.99**	**198,700.00**
Reserve Net Total	**(17,550.00)**	**(16,558.33)**	**(991.67)**	**(17,550.00)**	**(49,674.99)**	**32,124.99**	**(198,700.00)**
Net Total	**(20,224.22)**	**(16,471.49)**	**(3,752.73)**	**(5,836.64)**	**(49,414.47)**	**43,577.83**	**(197,658.00)**