Windsor Park

Balance Sheet For 10/31/2022

Operating Cash		
Petty Cash - Board	$500.00	
CIT Operating Account	$7,220.53	
Total Operating Cash		**$7,720.53**
Reserve Cash		
CIT Money Market	$67,361.99	
St. Louis Bank Reserves	$255,337.73	
US IBonds	$10,000.00	
Total Reserve Cash		**$332,699.72**
	Total Assets	**$340,420.25**

Equity		
Reserves - Unallocated	$381,909.03	
Net Income (Loss)	($41,488.78)	
Total Equity		**$340,420.25**
	Total Liabilities / Equity	**$340,420.25**

Windsor Park

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Income	19,230.00	18,720.00	510.00	189,031.10	187,200.00	1,831.10	224,640.00
Total Income	**19,230.00**	**18,720.00**	**510.00**	**189,031.10**	**187,200.00**	**1,831.10**	**224,640.00**
Other Income							
6340 - Late Fee Income	-	-	-	325.00	-	325.00	-
6351 - Collection Fee Reimbursment	-	-	-	45.00	-	45.00	-
6770 - Misc. Owner Income	-	-	-	25.00	-	25.00	-
6910 - Interest Income	41.77	33.33	8.44	348.02	333.30	14.72	400.00
Total Other Income	**41.77**	**33.33**	**8.44**	**743.02**	**333.30**	**409.72**	**400.00**
Total Income	**19,271.77**	**18,753.33**	**518.44**	**189,774.12**	**187,533.30**	**2,240.82**	**225,040.00**
Operating Expense							
Administration							
7010 - Management Fees	925.00	1,583.33	658.33	15,100.00	15,833.30	733.30	19,000.00
7140 - Accounting & Professional Fees	-	33.33	33.33	400.00	333.30	(66.70)	400.00
7160 - Legal Fees	953.00	125.00	(828.00)	1,483.00	1,250.00	(233.00)	1,500.00
7280 - Office Supplies	-	75.00	75.00	298.38	750.00	451.62	900.00
7305 - Bank Fee	-	-	-	15.00	-	(15.00)	-
7310 - Miscellaneous Admin	740.91	41.67	(699.24)	1,239.81	416.70	(823.11)	500.00
Total Administration	**2,618.91**	**1,858.33**	**(760.58)**	**18,536.19**	**18,583.30**	**47.11**	**22,300.00**
Utilities							
7710 - Electric	292.53	291.67	(.86)	2,867.32	2,916.70	49.38	3,500.00
7730 - Water	206.89	125.00	(81.89)	1,147.01	1,250.00	102.99	1,500.00
7750 - Trash	-	916.67	916.67	8,016.41	9,166.70	1,150.29	11,000.00
Total Utilities	**499.42**	**1,333.34**	**833.92**	**12,030.74**	**13,333.40**	**1,302.66**	**16,000.00**
Building Maintenance							
8310 - Roof	-	270.00	270.00	1,175.00	2,700.00	1,525.00	3,240.00
8340 - Building Maintenance	520.00	462.17	(57.83)	1,218.04	4,621.70	3,403.66	5,546.00
8350 - Painting	-	83.33	83.33	-	833.30	833.30	1,000.00
8360 - Gutters & Downspouts	-	475.00	475.00	325.00	4,750.00	4,425.00	5,700.00
8383 - Siding Repairs	-	83.33	83.33	-	833.30	833.30	1,000.00
8390 - Brick/Tuckpointing	-	83.33	83.33	-	833.30	833.30	1,000.00
8400 - Pest Control	350.00	333.33	(16.67)	4,050.00	3,333.30	(716.70)	4,000.00
8599 - Signs	-	16.67	16.67	-	166.70	166.70	200.00
Total Building Maintenance	**870.00**	**1,807.16**	**937.16**	**6,768.04**	**18,071.60**	**11,303.56**	**21,686.00**
Grounds							
8610 - Lawn Care	4,407.89	5,250.00	842.11	36,488.25	52,500.00	16,011.75	63,000.00
8620 - Drainage & Erosion Control	-	83.33	83.33	-	833.30	833.30	1,000.00
8635 - Plant Replacement	-	333.33	333.33	250.00	3,333.30	3,083.30	4,000.00

Windsor Park

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
8650 - Tree Trimming/Removal	-	-	-	425.00	-	(425.00)	-
8661 - Snow Removal	-	1,666.67	1,666.67	29,916.94	16,666.70	(13,250.24)	20,000.00
8670 - Irrigation Maintenance	-	166.67	166.67	483.01	1,666.70	1,183.69	2,000.00
8800 - Miscellaneous Grounds	-	333.33	333.33	257.18	3,333.30	3,076.12	4,000.00
Total Grounds	**4,407.89**	**7,833.33**	**3,425.44**	**67,820.38**	**78,333.30**	**10,512.92**	**94,000.00**
Insurance							
9010 - Insurance	-	333.33	333.33	3,127.00	3,333.30	206.30	4,000.00
Total Insurance	**-**	**333.33**	**333.33**	**3,127.00**	**3,333.30**	**206.30**	**4,000.00**
Taxes							
9070 - Income Taxes	-	8.33	8.33	-	83.30	83.30	100.00
Total Taxes	**-**	**8.33**	**8.33**	**-**	**83.30**	**83.30**	**100.00**
Reserves							
9910 - Reserve Contribution	-	4,176.00	4,176.00	37,584.00	41,760.00	4,176.00	50,112.00
9915 - Reserve Expenses Opearting	-	1,316.67	1,316.67	-	13,166.70	13,166.70	15,800.00
Total Reserves	**-**	**5,492.67**	**5,492.67**	**37,584.00**	**54,926.70**	**17,342.70**	**65,912.00**
Total Expense	**8,396.22**	**18,666.49**	**10,270.27**	**145,866.35**	**186,664.90**	**40,798.55**	**223,998.00**
Operating Net Total	**10,875.55**	**86.84**	**10,788.71**	**43,907.77**	**868.40**	**43,039.37**	**1,042.00**

Windsor Park

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expense							
Reserves							
9920 - Reserve Concrete Sectional Repairs Roads	-	1,329.58	1,329.58	-	13,295.80	13,295.80	15,955.00
9921 - Reserve Concrete Sectional Repairs Flatwork	-	291.67	291.67	-	2,916.70	2,916.70	3,500.00
9922 - Reserves Crack Seal	1,385.00	659.58	(725.42)	4,665.00	6,595.80	1,930.80	7,915.00
9923 - Reserve Asphalt Mill & Overlay Driveways	13,330.00	1,110.83	(12,219.17)	13,330.00	11,108.30	(2,221.70)	13,330.00
9931 - Reserve Painting & Staining	4,001.55	1,250.00	(2,751.55)	4,001.55	12,500.00	8,498.45	15,000.00
9940 - Reserve Gutter/Downspout	6,671.70	8,583.33	1,911.63	18,066.70	85,833.30	67,766.60	103,000.00
9960 - Reserve Tree Trim/Remove/Maint.	3,025.00	2,500.00	(525.00)	26,725.00	25,000.00	(1,725.00)	30,000.00
9961 - Reserve Drainage & Erosion Control	11,900.00	833.33	(11,066.67)	18,608.30	8,333.30	(10,275.00)	10,000.00
Total Reserves	**40,313.25**	**16,558.32**	**(23,754.93)**	**85,396.55**	**165,583.20**	**80,186.65**	**198,700.00**
Total Expense	**40,313.25**	**16,558.32**	**(23,754.93)**	**85,396.55**	**165,583.20**	**80,186.65**	**198,700.00**
Reserve Net Total	**(40,313.25)**	**(16,558.32)**	**(23,754.93)**	**(85,396.55)**	**(165,583.20)**	**80,186.65**	**(198,700.00)**
Net Total	**(29,437.70)**	**(16,471.48)**	**(12,966.22)**	**(41,488.78)**	**(164,714.80)**	**123,226.02**	**(197,658.00)**