Monthly Financial Package

Mike & Mike's Management

Windstone Condominium Association, INC.

Tuesday, March 3, 2026

Run Date: 03/03/2026
Run Time: 12:52 PM

Windstone Condominium Association, INC.

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
1114	Operating Account	$64,398.12
1115	Reserve Account	$95,618.10
1120	Replacement Reserve - Elevator Parts	$9,100.00
1125	CD Account 1 - 17MO CD *4721	$45,000.00
1126	CD Account 2 - 9MO CD *4670	$100,000.00
	TOTAL ASSETS	$314,116.22

Liabilities

Account #	Account Name	Total
2210	Prepaid Condo Fees	$5,625.08
	TOTAL LIABILITIES	$5,625.08

Equity

Account #	Account Name	Total
3800	Retained Earnings	$276,012.29
	Current Year Net Income/(Loss)	$32,478.85
	TOTAL EQUITY	$308,491.14
	TOTAL LIABILITIES AND EQUITY	$314,116.22

Windstone Condominium Association, INC.

Run Date: 03/03/2026
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INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account #	Account Name	Total
Income		
4500	Condo Fees	$20,800.00
4510	Special Assessments	$127.66
4545	Interest Income	$542.46
4700	LESS: Amount to Reserve	($5,000.00)
Income Total:		**$16,470.12**
Total Income:		**$16,470.12**

Expense

Account #	Account Name	Total
Maintenance Expense		
6220	Janitorial / Windows & Lamps	$639.00
6270	Pest Control	$217.54
Maintenance Expense Total:		**$856.54**
Contract Expense		
7120	Management	$1,740.00
7130	Electricity	$1,739.22
7165	Water Softening Equip/Suppl	$411.92
Contract Expense Total:		**$3,891.14**
Administrative Expense		
7425	Office Supplies	$15.20
7430	Postage/Copies	$175.46
7640	Social/Mtgs/Gifts/Board Reimbursements	$20.00
Administrative Expense Total:		**$210.66**
Reserve Expense		
9010	RESERVE ALLOCATION INCOME	($5,000.00)
Reserve Expense Total:		**($5,000.00)**
Total Expenses:		**($41.66)**

Net Income	**$16,511.78**

Windstone Condominium Association, INC.

Run Date: 03/03/2026
Run Time: 12:52 PM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4500 Condo Fees	20,800.00	20,880.00	(80.00)	41,682.34	41,760.00	(77.66)	250,560.00
4510 Special Assessments	127.66	0.00	127.66	509.32	0.00	509.32	0.00
4520 Storage	0.00	26.67	(26.67)	0.00	53.34	(53.34)	320.00
4535 Sales/Transfer Fee	0.00	291.67	(291.67)	0.00	583.34	(583.34)	3,500.00
4545 Interest Income	542.46	386.26	156.20	549.72	772.52	(222.80)	4,635.06
4550 Late Fee	0.00	58.33	(58.33)	75.00	116.66	(41.66)	700.00
4555 Penalties	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4700 LESS: Amount to Reserve	(5,000.00)	(5,000.00)	0.00	(10,000.00)	(10,000.00)	0.00	(60,000.00)
Income Total	**16,470.12**	**16,642.93**	**(172.81)**	**32,866.38**	**33,285.86**	**(419.48)**	**199,715.06**
Total Income	**16,470.12**	**16,642.93**	**(172.81)**	**32,866.38**	**33,285.86**	**(419.48)**	**199,715.06**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Expense							
6200 General Maintenance & Repairs	0.00	1,333.33	1,333.33	0.00	2,666.66	2,666.66	16,000.00
6210 Roof/Chimney/Gutters Repairs	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
6215 Dryer Vent Cleaning	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6220 Janitorial / Windows & Lamps	639.00	1,125.00	486.00	1,464.00	2,250.00	786.00	13,500.00
6230 Painting	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
6250 Elevator Inspection & Repair	0.00	600.00	600.00	463.05	1,200.00	736.95	7,200.00
6255 Fire Equip/Life Safety	0.00	270.83	270.83	61.73	541.66	479.93	3,250.00
6260 Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
6265 Landscape Improvements	0.00	786.25	786.25	0.00	1,572.50	1,572.50	9,435.06
6270 Pest Control	217.54	291.67	74.13	435.08	583.34	148.26	3,500.00
6275 Pool	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
Maintenance Expense Total	**856.54**	**5,532.07**	**4,675.53**	**2,423.86**	**11,064.14**	**8,640.28**	**81,385.06**
Contract Expense							
7115 Insurance	0.00	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000.00
7120 Management	1,740.00	1,740.00	0.00	3,480.00	3,480.00	0.00	20,880.00
7130 Electricity	1,739.22	1,625.00	(114.22)	3,145.04	3,250.00	104.96	19,500.00
7140 Trash Removal	0.00	20.83	20.83	0.00	41.66	41.66	250.00
7145 Snow Removal	0.00	625.00	625.00	0.00	1,250.00	1,250.00	7,500.00
7160 Water & Sewer	0.00	166.67	166.67	621.34	333.34	(288.00)	2,000.00
7165 Water Softening Equip/Suppl	411.92	416.67	4.75	506.63	833.34	326.71	5,000.00
7180 Income Tax	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Contract Expense Total	**3,891.14**	**9,635.84**	**5,744.70**	**7,753.01**	**19,271.68**	**11,518.67**	**115,630.00**
Administrative Expense							
7410 Legal / Collection	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
7415 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	400.00
7425 Office Supplies	15.20	0.00	(15.20)	15.20	0.00	(15.20)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7430 Postage/Copies	175.46	25.00	(150.46)	175.46	50.00	(125.46)	300.00
7620 Taxes / Licenses / Permits	0.00	25.00	25.00	0.00	50.00	50.00	300.00
7630 Bank Charges Expense	0.00	4.17	4.17	0.00	8.34	8.34	50.00
7640 Social/Mtgs/Gifts/Board Reimburseme...	20.00	0.00	(20.00)	20.00	0.00	(20.00)	150.00
Administrative Expense Total	**210.66**	**179.17**	**(31.49)**	**210.66**	**358.34**	**147.68**	**2,700.00**
Reserve Expense							
9000 CAPITAL REPAIRS	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
9010 RESERVE ALLOCATION INCOME	(5,000.00)	(5,000.00)	0.00	(10,000.00)	(10,000.00)	0.00	(60,000.00)
Reserve Expense Total	**(5,000.00)**	**(3,750.00)**	**1,250.00**	**(10,000.00)**	**(7,500.00)**	**2,500.00**	**(45,000.00)**
Total Expense	**(41.66)**	**11,597.08**	**11,638.74**	**387.53**	**23,194.16**	**22,806.63**	**154,715.06**

Net Income	**16,511.78**	**5,045.85**	**11,465.93**	**32,478.85**	**10,091.70**	**22,387.15**	**45,000.00**