

PM
08/06/25
Accrual Basis
3:01

Points West Condominium Association, Inc

Balance Sheet As of July 31, 2025

	Jul 31, 25	Jun 30, 25
ASSETS		
Current Assets Checking/Savings		
Operating Bank Accts		
11025 • Centennial Operating	93,404.54	140,067.49
11015 • Centennial Operating Savings	233,569.99	233,173.91
Total Operating Bank Accts	326,974.53	373,241.40
Reserves Bank Accts		
11075 • Centennial Reserve	116,622.22	113,662.67
Total Reserves Bank Accts	116,622.22	113,662.67
Total Checking/Savings	443,596.75	486,904.07
Accounts Receivable		
11000 • Accounts Receivable	-47,241.50	-51,036.14
Total Accounts Receivable	-47,241.50	-51,036.14
Other Current Assets		
11620 Deposits	980.00	980.00
Total Other Current Assets	980.00	980.00
Total Current Assets	397,335.25	436,847.93
TOTAL ASSETS	397,335.25	436,847.93
LIABILITIES & EQUITY		
Equity Reserves		
35010 Roofing	31,912.11	31,912.11
35020 • Painting	7,324.64	7,324.64
35030 Paving	11,249.97	10,876.59
35040 • Pool	15,912.22	15,529.21
35050 • Tennis Court	2,423.85	2,312.56
35060 • Deferred Maintenance	935.86	935.86
35080 • Elevator	19,132.04	18,895.81
35090 • Pooled SIRS Reserves	11,636.94	9,974.52
Total Reserves	100,527.63	97,761.30

3:15 PM

Points West Condominium Association, Inc.

08/06/25

Accrual Basis

32000 • Retained Earnings 181,050.89 181,050.89 35100 Hurricane Ian 142,179.95
 142,179.95
 Net Income -26,423.22 15,855.79

Total Equity

397,335.25

436,847.93

TOTAL LIABILITIES & EQUITY

397,335.25

436,847.93

1

Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	Jan -Jul 25	YTD Budget	Annual
Bud...					
Ordinary					
Income/Expense					
Income					
42170 • Application Fees	0.00		100.00		
46310 • Assessment Income	34,803.00	34,803.00	243,621.00	243,621.00	417,636.00
Total Income	34,803.00	34,803.00	243,721.00	243,621.00	417,636.00
Gross Profit	34,803.00	34,803.00	243,721.00	243,621.00	417,636.00
Expense					
Administrative					
67000 • Property Management Fees	463.50	463.50	3,244.50	3,244.50	5,562.00
67020 • Bank Charges	0.00	0.00	62.50	0.00	80.00
67030 • Postage and Office Supplies	0.00	0.00	61.44	0.00	75.00
67040 • Legal	0.00	333.33	0.00	21333.35	4,000.00

3:15 PM

Points West Condominium Association, Inc.

08/06/25

Accrual Basis

67050 • Background Checks	0.00	0.00	21.00	0.00	500.00
67060 • Website Maintenance	0.00	66.67	0.00	466.65	800.00
Total Administrative	463.50	863.50	3,389.44	6,044.50	11,017.00
Building					
67510 • Building Maintenance	4,405.36	833.33	12,615.61	5,833.35	10,000.00
67520 • Janitorial	0.00	500.00	0.00	3,500.00	6,000.00
67530 • Building Pest Control	250.00	166.67	1,275.00	1,166.65	2,000.00
67545 • Fire System Monitoring	1,120.29	183.33	3,922.63	11,283.35	2,200.00
67550 Elevator Maintenance	2,958.50	500.00	6,281.07	3,500.00	6,000.00
Total Building	8,734.15	2,183.33	24,094.31	15,283.35	26,200.00
Grounds					
67110 • Lawn and Irrigation	935.00	975.00	9,798.15	6,825.00	11,700.00
67120 • Tree Trimming	0.00	212.50	2,550.00	1,487.50	2,550.00
67130 • Ext. Ants, Weeds, & Fertilizer	775.00	666.67	1,900.00	4,666.65	8,000.00
67140 • Landscape Renovation	170.00	208.33	58,165.00	1,458.35	2,500.00
67150 • Mangroves	0.00	500.00	5,350.00	3,500.00	6,000.00
67160 • Mulch	0.00	250.00	0.00	1,750.00	3,000.00
Total Grounds	1,880.00	2,812.50	77,763.15	19,687.50	33,750.00
Insurance					
67850 • Worker's Compensation	0.00	0.00	0.00	0.00	509.00
67810 • Property/Liability	15,056.95	20,497.25	154,972.75	143,480.75	245,967.00
67820 Flood	11,800.00	1,666.67	11,800.00	11,666.65	20,000.00
Total Insurance	26,856.95	22,163.92	166,772.75	155,147.40	266,476.00
Pool					
67310 Pool Service	500.00	500.00	3,500.00	3,500.00	6,000.00
67330 • Pool Repairs	0.00	166.67	500.00	1,166.65	2,000.00
Total Pool	500.00	666.67	4,000.00	4,666.65	8,000.00
Professional Fees					
68040 • Tax Preparation	0.00		710.00		
68030 • Corporate Tax	0.00	0.00	1,566.00	2,500.00	2,500.00
68010 DBPR	118.80	0.00	118.80	0.00	108.00
68020 • Corporate Report	0.00	0.00	61.25	61.25	61.25
68050 • Inspections/Permits	0.00	0.00	0.00	150.00	150.00

08/06/25

Accrual Basis

Total Professional Fees	118.80	0.00	2,456.05	2,711.25	2,819.25
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Utilities

67410 Electric	433.70	541.67	3,545.87	3,791.65	6,500.00
67420 • Water Sewer Trash	6,113.97	2,916.67	23,267.78	20,416.65	35,000.00
67430 • Telephone-Elevator Monitor	444.59	141.67	1,333.77	991.65	1,700.00

Total Utilities	6,992.26	3,600.01	28,147.42	25,199.95	43,200.00
64700 • Miscellaneous Expense	0.00		402.14		

1

Profit & Loss Budget Performance July 2025

	Jul 25	Budget	Jan - Jul	25YTD Budget	Annual
<u>Bud...</u>					
64900 • Office Supplies	0.00	0.00	75.00	0.00	150.00
Total Expense	45,545.66	32,289.93	307,100.26	228,740.60	391,612.25
Net Ordinary Income	-10,742.66	2,513.07	-63,379.26	14,880.40	26,023.75
Other					
Income/Expense					
Other Income					
46330 • Special Assessment	0.00		405,000.00		
Income					
70100 • Insurance Proceeds	0.00		124,987.12		
70200 • Interest Income	594.95	625.00	3,745.06	4,375.00	7,500.00
Total Other Income	594.95	625.00	533,732.18	4,375.00	7,500.00
Other Expense					
98250 • Hurricane	0.00		46,295.49		
98210 • Contingency	0.00	0.00	0.00	0.00	327.83
98240 • Hurricane Expenses	29,364.97		431,116.34		
99900 • Reserve Expense	2,766.33	2,766.33	19,364.31	19,364.31	33,195.96
Total Other Expense	32,131.30	2,766.33	496,776.14	19,364.31	33,523.79
Net Other Income	-31,536.35	-2,141.33	36,956.04	-14,989.31	-26,023.79
Net Income	42,279.01	371.74	-26,423.22	-108.91	-0.04

Association, Inc