2024 Year End Statement

Property Groups: WMC - All Departments
As of: Dec 2024
Additional Account Types: None
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Income			
4020	Monthly Assessments	907,713.00	910,620.00	-2,907.00
8101	LC/CA Allocation - PSA 1	49,187.04	49,187.00	0.04
8102	LC/CA Allocation - PSA 2	21,048.00	21,048.00	0.00
8103	LC/CA Allocation - PSA 3	15,100.08	15,100.00	0.08
8104	LC/CA Allocation - PSA 4	80,300.04	80,300.00	0.04
8105	LC/CA Allocation - PSA 5	4,346.04	4,346.00	0.04
8106	LC/CA Allocation - PSA 6	20,361.00	20,361.00	0.00
8107	LC/CA Allocation - PSA 7	26,766.00	26,766.00	0.00
8108	LC/CA Allocation - PSA 8	11,720.04	11,668.00	52.04
8201	Admin Allocation - PSA 1	30,208.08	30,208.00	0.08
8202	Admin Allocation - PSA2	12,883.08	12,883.00	0.08
8203	Admin Allocation - PSA 3	9,328.08	9,328.00	0.08
8204	Admin Allocation - PSA 4	49,314.00	49,314.00	0.00
8205	Admin Allocation - PSA 5	2,664.00	2,664.00	0.00
8206	Admin Allocation - PSA 6	12,438.00	12,438.00	0.00
8207	Admin Allocation - PSA 7	16,438.08	16,438.00	0.08
8208	Admin Allocation - PSA 8	7,107.00	7,107.00	0.00
8300	Late Fees	1,500.00	0.00	1,500.00
8320	Guest Fees - Tennis Courts	1,026.49	0.00	1,026.49
8330	Guest Fees - Pool	2,432.96	3,350.00	-917.04
8335	Cleaning Fees	4,735.00	4,500.00	235.00
8345	Tree Fund Income	200.00	0.00	200.00
8350	Capital Contribution Transfer Fee	7,200.00	0.00	7,200.00
8360	Special Limited Memberships	6,720.00	0.00	6,720.00
8365	Ice Cream Sales Income	821.00	0.00	821.00
8370	Social Clubs Income	175.00	0.00	175.00
8400	Interest Income	61.84	0.00	61.84
8405	Miscellaneous Income	235.00	0.00	235.00
8520	Special Assessment Income-PSA 2	7,625.00	8,555.00	-930.00
8600	Capital Reserves Interest Income	873.93	0.00	873.93
8605	Interest Income - Tree Fund - Johnson	7.80	0.00	7.80
8610	CD - Interest Income	977.77	0.00	977.77
	Total Operating Income	1,311,513.35	1,296,181.00	15,332.35
	Expense			
9000	**LC/CA EXPENSES**			
9003	TC - Supplies & Utilities	1,135.97	1,000.00	-135.97
9006	TC - Repair & Maintenance	976.50	1,200.00	223.50
9009	LC/CA - Utilities	6,832.23	7,500.00	667.77
9012	LC/CA - Supplies	1,665.49	1,500.00	-165.49
9015	LC/CA - Repair & Maintenance	8,296.47	7,000.00	-1,296.47

2024 Year End Statement

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
9021	Pool - Guard & Staff	48,254.00	48,510.00	256.00
9024	Pool - Supplies & Utilities	10,000.00	10,000.00	0.00
9027	Pool- Repairs & Maintenance	16,321.73	16,500.00	178.27
9030	Prof. Mgmnt. - Pool Manager	2,900.00	3,400.00	500.00
9033	Cleaning - Parties (upper level)	2,970.00	3,360.00	390.00
9036	Cleaning - Lower Level & Supplies	945.00	700.00	-245.00
9039	Security Expense - LC/CA	309.75	350.00	40.25
9042	Real Estate Taxes	5,829.38	5,600.00	-229.38
9048	Grounds Maint - General - CA	19,979.53	19,600.00	-379.53
9051	Grounds Maint - Contract - CA	47,028.43	48,100.00	1,071.57
9054	Snow Removal - LC	14,317.00	15,325.00	1,008.00
9057	Insurance - LC/CA	14,426.52	8,881.00	-5,545.52
9060	Miscellaneous Expense	1,131.91	1,100.00	-31.91
	Total LC/CA EXPENSES	203,319.91	199,626.00	-3,693.91
9100	**ADMIN EXPENSES**			
9105	Utilities (Phone, ISP, & Recycling)	3,243.01	3,000.00	-243.01
9110	Office Supplies	10.00	0.00	-10.00
9115	Street Lights - WE Energies	1,929.44	1,800.00	-129.44
9120	Street Lights - Supplies & Repairs	2,410.35	1,200.00	-1,210.35
9125	Professional Services & Legal	10,629.71	12,000.00	1,370.29
9130	Insurance - Workers Comp	161.00	300.00	139.00
9140	Professional Management	120,734.66	122,080.00	1,345.34
	Total ADMIN EXPENSES	139,118.17	140,380.00	1,261.83
9200	**PSA EXPENSES**			
9205	Grounds Maint - Contract	144,703.51	147,264.00	2,560.49
9210	Grounds Maint - General	64,416.94	57,500.00	-6,916.94
9215	Snow Removal	79,526.04	88,317.00	8,790.96
9220	Building Maintenance	122,457.03	68,131.00	-54,326.03
9225	Entrance/Parking Lights	2,162.43	2,590.00	427.57
9230	Sump Pumps	160.56	700.00	539.44
9235	Sewer Cleanout Expense	900.00	900.00	0.00
9240	Insurance	154,561.80	94,597.00	-59,964.80
9420	PSA Allocation to LC/CA	228,828.24	228,828.00	-0.24
9430	PSA Allocation to Admin	140,380.32	140,380.00	-0.32
	Total PSA EXPENSES	938,096.87	829,207.00	-108,889.87
9400	**TRANSFER TO RESERVES**			
9245	Contingency Reserve Transfer	5,053.20	5,053.00	-0.20
9410	Capital Allocation	119,402.40	119,402.00	-0.40
9440	Transfer to Res-Painting	1,675.08	1,675.00	-0.08
9450	Transfer to Res-Seal Coating	400.08	400.00	-0.08
	Total TRANSFER TO RESERVES	126,530.76	126,530.00	-0.76
	Total Operating Expense	1,407,065.71	1,295,743.00	-111,322.71
	Total Operating Income	1,311,513.35	1,296,181.00	15,332.35
	Total Operating Expense	1,407,065.71	1,295,743.00	-111,322.71
	NOI - Net Operating Income	-95,552.36	438.00	-95,990.36

2024 Year End Statement

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Other Income			
8560	Special Assessment Income-PSA 6	46,252.00	0.00	46,252.00
8590	Special Assessment Income - LC	1,160.00	0.00	1,160.00
8760	Transfer from Contingency Reserve	14,032.30	0.00	14,032.30
8770	Transfer from Capital Reserve	203,728.61	0.00	203,728.61
	Total Other Income	265,172.91	0.00	265,172.91
	Other Expense			
9075	Transfer Special Assess to Reserves	1,160.00	0.00	-1,160.00
9250	Contingency Expense	6,817.85	0.00	-6,817.85
9275	Capital Expense	79,641.70	0.00	-79,641.70
9276	Transfer Roof SA to Reserves	46,252.00	0.00	-46,252.00
	Total Other Expense	133,871.55	0.00	-133,871.55
	Net Other Income	131,301.36	0.00	131,301.36
	Total Income	1,576,686.26	1,296,181.00	280,505.26
	Total Expense	1,540,937.26	1,295,743.00	-245,194.26
	Net Income	35,749.00	438.00	35,311.00

2024 Year End Balance Sheet

Property Groups: WMC - All Departments
As of: 12/31/2024
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	112,507.68
1696	CD-FCB-2/24/25-5%	21,452.33
	CASH-SPECIAL ASSESSMENT	
1822	Cash - Special Assessment - PSA 2	7,625.00
1825	Cash - Special Assessment - PSA 5	1,991.24
1826	Cash - Special Assessment - PSA 6	46,252.00
	Total CASH-SPECIAL ASSESSMENT	55,868.24
	CASH - CONTINGENCY	
1851	Cash - Contingency - PSA 1	3,516.97
1852	Cash - Contingency - PSA 2	252.71
1853	Cash - Contingency - PSA 3	1,386.94
1854	Cash - Contingency - PSA 4	341.23
1855	Cash - Contingency - PSA 5	316.92
1858	Cash - Contingency - PSA 8	1,516.82
1860	Cash - Contingency - LC	1,605.60
	Total CASH - CONTINGENCY	8,937.19
	CASH - RESERVES	
1910	Capital Reserves - PSA 1	17,445.44
1920	Capital Reserves - PSA 2	13,458.74
1930	Capital Reserves - PSA 3	15,376.23
1940	Capital Reserves - PSA 4	10,109.02
1950	Capital Reserves - PSA 5	4,758.78
1952	Cash Reserves - Painting - PSA 5	1,000.08
1954	Cash Reserves - Seal Coating - PSA 5	555.20
1955	Cash Reserves - Painting - PSA 6	3,016.82
1960	Capital Reserves - PSA 6	5,381.64
1970	Capital Reserves - PSA 7	7,652.56
1980	Capital Reserves - PSA 8	11,463.04
1990	Capital Reserves - LC	70,580.98
1991	Cash Reserves - Tennis Courts - LC	5,017.00
1992	Cash Reserves - Tree Fund - LC	2,743.20
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	23,400.00
1996	Cash Reserves - Bench Donations - LC	23.70
1997	Cash Reserves - Ice Cream _ LC	2,999.71
1998	Cash Reserves - Special Limited Memberships - LC	11,686.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
	Total CASH - RESERVES	216,768.50
	Total Cash	415,533.94
	TOTAL ASSETS	415,533.94

2024 Year End Balance Sheet

Account Number	Account Name	Balance
	LIABILITIES & CAPITAL	
	Liabilities	
9999-2	Prepaids	22,352.00
	Total Liabilities	22,352.00
	Capital	
3100	Transfer to/from Savings	-43,818.15
9999-5	Retained Earnings	397,313.54
	Calculated Retained Earnings	35,749.00
	Calculated Prior Years Retained Earnings	3,937.55
	Total Capital	393,181.94
	TOTAL LIABILITIES & CAPITAL	415,533.94