

2025 Year End Statement - Budget Comparison

Property Groups: WMC - LC & ADMIN

As of: Dec 2025

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				
8101	LC/CA Allocation - PSA 1	55,316.04	55,316.00	0.04
8102	LC/CA Allocation - PSA 2	23,670.00	23,670.00	0.00
8103	LC/CA Allocation - PSA 3	16,981.08	16,981.00	0.08
8104	LC/CA Allocation - PSA 4	90,306.00	90,306.00	0.00
8105	LC/CA Allocation - PSA 5	4,888.08	4,888.00	0.08
8106	LC/CA Allocation - PSA 6	22,898.04	22,898.00	0.04
8107	LC/CA Allocation - PSA 7	30,102.00	30,102.00	0.00
8108	LC/CA Allocation - PSA 8	13,122.00	13,122.00	0.00
8201	Admin Allocation - PSA 1	32,605.08	32,605.00	0.08
8202	Admin Allocation - PSA2	13,952.04	13,952.00	0.04
8203	Admin Allocation - PSA 3	10,009.08	10,009.00	0.08
8204	Admin Allocation - PSA 4	53,229.00	53,229.00	0.00
8205	Admin Allocation - PSA 5	2,881.08	2,881.00	0.08
8206	Admin Allocation - PSA 6	13,497.00	13,497.00	0.00
8207	Admin Allocation - PSA 7	17,743.08	17,743.00	0.08
8208	Admin Allocation - PSA 8	7,734.00	7,734.00	0.00
8300	Late Fees	4,000.00	0.00	4,000.00
8320	Guest Fees - Tennis Courts	1,864.95	1,000.00	864.95
8330	Guest Fees - Pool	2,106.60	2,350.00	-243.40
8335	Cleaning Fees	6,315.00	4,500.00	1,815.00
8345	Tree Fund Income	100.00	0.00	100.00
8350	Capital Contribution Transfer Fee	8,400.00	0.00	8,400.00
8360	Special Limited Memberships	9,300.00	0.00	9,300.00
8365	Ice Cream Sales Income	758.43	0.00	758.43
8370	Social Clubs Income	50.00	0.00	50.00
8400	Interest Income	60.64	0.00	60.64
8405	Miscellaneous Income	160.00	0.00	160.00
8600	Capital Reserves Interest Income	353.16	0.00	353.16
8605	Interest Income - Tree Fund - Johnson	1.91	0.00	1.91
Total Operating Income		442,404.29	416,783.00	25,621.29
Expense				
9000	LC/CA EXPENSES			
9003	TC - Supplies & Utilities	463.10	1,000.00	536.90
9006	TC - Repair & Maintenance	1,913.77	1,000.00	-913.77
9009	LC/CA - Utilities	7,757.86	6,800.00	-957.86
9010	LC/CA - Water & Sewer	3,967.38	4,600.00	632.62
9011	LC/CA - Garbage & Recycling	2,040.00	2,280.00	240.00
9012	LC/CA - Supplies	1,004.57	1,000.00	-4.57
9015	LC/CA - Repair & Maintenance	11,516.96	11,000.00	-516.96
9016	Street Lights - Supplies & Repairs	2,533.59	2,400.00	-133.59

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Account Number	Account Name	YTD Actual	Annual Budget	YTD \$ Var.
9021	Pool - Guard & Staff	46,344.00	49,000.00	2,656.00
9024	Pool - Supplies & Utilities	11,760.47	10,000.00	-1,760.47
9027	Pool- Repairs & Maintenance	20,058.25	18,000.00	-2,058.25
9030	Prof. Mgmt. - Pool Manager	3,380.00	3,400.00	20.00
9033	Cleaning - Parties (upper level)	3,710.00	3,000.00	-710.00
9036	Cleaning - Lower Level & Supplies	1,000.29	1,000.00	-0.29
9039	Security Expense - LC/CA	605.00	775.00	170.00
9042	Real Estate Taxes	5,680.45	6,000.00	319.55
9045	Ice Cream Sales Expense	389.99	0.00	-389.99
9048	Grounds Maint - General - CA	27,111.63	16,500.00	-10,611.63
9049	Tree Fund Expense	1,860.00	0.00	-1,860.00
9051	Grounds Maint - Contract - CA	50,716.66	50,500.00	-216.66
9054	Snow Removal - LC	14,660.60	15,500.00	839.40
9057	Insurance - LC/CA	14,221.51	15,378.00	1,156.49
9060	Miscellaneous Expense	1,631.70	1,000.00	-631.70
Total LC/CA EXPENSES		<u>234,327.78</u>	<u>220,133.00</u>	<u>-14,194.78</u>
9100	ADMIN EXPENSES			
9125	Professional Services & Legal	6,851.24	12,000.00	5,148.76
9127	Accounting Services	5,310.00	7,400.00	2,090.00
9128	Insurance Services	4,000.00	8,000.00	4,000.00
9130	Insurance - Workers Comp	-612.00	250.00	862.00
9140	Professional Management	121,148.76	124,000.00	2,851.24
Total ADMIN EXPENSES		<u>136,698.00</u>	<u>151,650.00</u>	<u>14,952.00</u>
9400	TRANSFER TO RESERVES			
9410	Capital Allocation	45,000.00	45,000.00	0.00
Total TRANSFER TO RESERVES		<u>45,000.00</u>	<u>45,000.00</u>	<u>0.00</u>
Total Operating Expense		<u>416,025.78</u>	<u>416,783.00</u>	<u>757.22</u>
Total Operating Income		442,404.29	416,783.00	25,621.29
Total Operating Expense		<u>416,025.78</u>	<u>416,783.00</u>	<u>757.22</u>
NOI - Net Operating Income		<u>26,378.51</u>	<u>0.00</u>	<u>26,378.51</u>
Other Income				
8590	Special Assessment Income - LC	290.00	0.00	290.00
Total Other Income		<u>290.00</u>	<u>0.00</u>	<u>290.00</u>
Other Expense				
9075	Transfer Special Assess to Reserves	290.00	0.00	-290.00
Total Other Expense		<u>290.00</u>	<u>0.00</u>	<u>-290.00</u>
Net Other Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Income		442,694.29	416,783.00	25,911.29
Total Expense		<u>416,315.78</u>	<u>416,783.00</u>	<u>467.22</u>
Net Income		<u>26,378.51</u>	<u>0.00</u>	<u>26,378.51</u>

2025 Year End Statement - Balance Sheet

Property Groups: WMC - LC & ADMIN

As of: 12/31/2025

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	61,285.15
CASH - CONTINGENCY		
1860	Cash - Contingency - LC	1,605.60
Total CASH - CONTINGENCY		1,605.60
CASH - RESERVES		
1990	Capital Reserves - LC	116,224.14
1991	Cash Reserves - Tennis Courts - LC	5,017.00
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	31,200.00
1995	Cash Reserves - LC Tree Fund	985.11
1996	Cash Reserves - Bench Donations - LC	23.70
1997	Cash Reserves - Ice Cream _ LC	3,368.15
1998	Cash Reserves - Special Limited Memberships - LC	20,986.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
Total CASH - RESERVES		187,904.46
Total Cash		250,795.21
TOTAL ASSETS		250,795.21
LIABILITIES & CAPITAL		
Liabilities		
Total Liabilities		0.00
Capital		
3100	Transfer to/from Savings	45,290.00
9999-5	Retained Earnings	172,450.99
	Calculated Retained Earnings	26,378.51
	Calculated Prior Years Retained Earnings	6,675.71
Total Capital		250,795.21
TOTAL LIABILITIES & CAPITAL		250,795.21