Monthly P&L-Budget

Property Groups: WMC - LC & ADMIN
As of: Sep 2026
Additional Account Types: None
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Base Report: Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
8101	LC/CA Allocation - PSA 1	4,983.83	4,983.77	0.06	44,854.47	44,853.93	0.54	59,805.26
8102	LC/CA Allocation - PSA 2	2,132.67	2,132.59	0.08	19,194.03	19,193.31	0.72	25,591.09
8103	LC/CA Allocation - PSA 3	1,529.92	1,529.90	0.02	13,769.28	13,769.10	0.18	18,358.82
8104	LC/CA Allocation - PSA 4	8,136.33	8,136.29	0.04	73,226.97	73,226.69	0.28	97,635.56
8105	LC/CA Allocation - PSA 5	440.50	440.42	0.08	3,964.50	3,963.86	0.64	5,285.12
8106	LC/CA Allocation - PSA 6	2,063.08	2,063.05	0.03	18,567.72	18,567.45	0.27	24,756.60
8107	LC/CA Allocation - PSA 7	2,712.17	2,712.10	0.07	24,409.53	24,408.90	0.63	32,545.19
8108	LC/CA Allocation - PSA 8	1,182.25	1,182.19	0.06	10,640.25	10,639.79	0.46	14,186.36
8201	Admin Allocation - PSA 1	2,560.33	2,560.29	0.04	23,042.97	23,042.61	0.36	30,723.50
8202	Admin Allocation - PSA2	1,095.58	1,095.56	0.02	9,860.22	9,860.12	0.10	13,146.80
8203	Admin Allocation - PSA 3	786.00	785.95	0.05	7,074.00	7,073.55	0.45	9,431.40
8204	Admin Allocation - PSA 4	4,179.83	4,179.82	0.01	37,618.47	37,618.44	0.03	50,157.90
8205	Admin Allocation - PSA 5	226.25	226.26	-0.01	2,036.25	2,036.34	-0.09	2,715.10
8206	Admin Allocation - PSA 6	1,059.83	1,059.84	-0.01	9,538.47	9,538.56	-0.09	12,718.10
8207	Admin Allocation - PSA 7	1,393.33	1,393.27	0.06	12,539.97	12,539.49	0.48	16,719.30
8208	Admin Allocation - PSA 8	607.33	607.33	0.00	5,465.97	5,465.91	0.06	7,287.90
8300	Late Fees	200.00	0.00	200.00	1,750.00	0.00	1,750.00	0.00
8320	Guest Fees - Tennis Courts	0.00	95.84	-95.84	1,206.93	862.48	344.45	1,150.00
8330	Guest Fees - Pool	100.80	587.50	-486.70	1,654.98	2,350.00	-695.02	2,350.00
8335	Cleaning Fees	270.00	400.00	-130.00	3,645.00	3,600.00	45.00	4,800.00
8346	Kroll Memorial Fund Income	0.00	0.00	0.00	225.00	0.00	225.00	0.00
8350	Capital Contribution Transfer Fee	3,600.00	0.00	3,600.00	12,000.00	0.00	12,000.00	0.00
8360	Special Limited Memberships	0.00	625.00	-625.00	3,720.00	5,625.00	-1,905.00	7,500.00
8365	Ice Cream Sales Income	646.70	0.00	646.70	646.70	0.00	646.70	0.00
8370	Social Clubs Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
8400	Interest Income	5.38	0.00	5.38	66.40	0.00	66.40	0.00
8405	Miscellaneous Income	40.00	0.00	40.00	120.00	0.00	120.00	0.00
8600	Capital Reserves Interest Income	40.28	0.00	40.28	323.46	0.00	323.46	0.00
	Total Operating Income	**39,992.39**	**36,796.97**	**3,195.42**	**341,361.54**	**328,235.53**	**13,126.01**	**436,864.00**
	Expense							
9000	**LC/CA EXPENSES**							
9003	TC - Supplies & Utilities	55.00	200.00	145.00	675.90	1,000.00	324.10	1,000.00
9006	TC - Repair & Maintenance	0.00	260.00	260.00	1,147.84	1,300.00	152.16	1,300.00
9009	LC/CA - Utilities	192.89	633.34	440.45	6,235.43	5,699.98	-535.45	7,600.00
9010	LC/CA - Water & Sewer	0.00	0.00	0.00	5,690.99	3,150.00	-2,540.99	4,200.00
9011	LC/CA - Garbage & Recycling	210.00	210.00	0.00	1,650.00	1,890.00	240.00	2,520.00
9012	LC/CA - Supplies	0.00	83.33	83.33	2,025.71	750.01	-1,275.70	1,000.00
9015	LC/CA - Repair & Maintenance	3,622.43	916.66	-2,705.77	10,642.24	8,250.02	-2,392.22	11,000.00

Monthly P&L-Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
9016	Street Lights - Supplies & Repairs	0.00	166.66	166.66	1,056.06	1,500.02	443.96	2,000.00
9021	Pool - Guard & Staff	3,528.00	1,500.00	-2,028.00	48,312.00	51,000.00	2,688.00	51,000.00
9024	Pool - Supplies & Utilities	78.07	800.00	721.93	11,041.43	11,000.00	-41.43	11,000.00
9027	Pool- Repairs & Maintenance	2,331.55	1,500.00	-831.55	15,821.75	18,000.00	2,178.25	18,000.00
9030	Prof. Mgmnt. - Pool Manager	208.00	700.00	492.00	3,315.00	3,400.00	85.00	3,400.00
9033	Cleaning - Parties (upper level)	490.00	216.66	-273.34	1,920.00	1,950.02	30.02	2,600.00
9036	Cleaning - Lower Level & Supplies	400.00	83.33	-316.67	700.00	750.01	50.01	1,000.00
9039	Security Expense - LC/CA	0.00	59.16	59.16	861.95	532.52	-329.43	710.00
9042	Real Estate Taxes	0.00	0.00	0.00	7,521.60	12,000.00	4,478.40	12,000.00
9048	Grounds Maint - General - CA	4,218.65	2,833.34	-1,385.31	10,250.65	17,000.00	6,749.35	17,000.00
9051	Grounds Maint - Contract - CA	6,339.59	7,245.28	905.69	38,037.54	43,471.71	5,434.17	50,717.00
9054	Snow Removal - LC	0.00	0.00	0.00	16,091.00	16,417.00	326.00	16,417.00
9057	Insurance - LC/CA	1,297.97	1,541.66	243.69	9,987.26	13,875.02	3,887.76	18,500.00
9060	Miscellaneous Expense	0.00	83.33	83.33	74.00	750.01	676.01	1,000.00
	Total LC/CA EXPENSES	**22,972.15**	**19,032.75**	**-3,939.40**	**193,058.35**	**213,686.32**	**20,627.97**	**233,964.00**
9100	**ADMIN EXPENSES**							
9125	Professional Services & Legal	0.00	1,166.66	1,166.66	2,381.24	10,500.02	8,118.78	14,000.00
9127	Accounting Services	0.00	0.00	0.00	315.00	1,900.00	1,585.00	1,900.00
9140	Professional Management	10,250.00	10,583.34	333.34	92,846.26	95,249.98	2,403.72	127,000.00
9150	Income Tax	0.00	0.00	0.00	244.00	0.00	-244.00	0.00
	Total ADMIN EXPENSES	**10,250.00**	**11,750.00**	**1,500.00**	**95,786.50**	**107,650.00**	**11,863.50**	**142,900.00**
9400	**TRANSFER TO RESERVES**							
9410	Capital Allocation	5,000.00	5,000.00	0.00	45,000.00	45,000.00	0.00	60,000.00
	Total TRANSFER TO RESERVES	**5,000.00**	**5,000.00**	**0.00**	**45,000.00**	**45,000.00**	**0.00**	**60,000.00**
	Total Operating Expense	**38,222.15**	**35,782.75**	**-2,439.40**	**333,844.85**	**366,336.32**	**32,491.47**	**436,864.00**
	Total Operating Income	39,992.39	36,796.97	3,195.42	341,361.54	328,235.53	13,126.01	436,864.00
	Total Operating Expense	38,222.15	35,782.75	-2,439.40	333,844.85	366,336.32	32,491.47	436,864.00
	NOI - Net Operating Income	**1,770.24**	**1,014.22**	**756.02**	**7,516.69**	**-38,100.79**	**45,617.48**	**0.00**
	Other Income							
8770	Transfer from Capital Reserve	0.00	0.00	0.00	2,373.76	0.00	2,373.76	0.00
	Total Other Income	**0.00**	**0.00**	**0.00**	**2,373.76**	**0.00**	**2,373.76**	**0.00**
	Other Expense							
9275	Capital Expense	0.00	0.00	0.00	2,373.76	0.00	-2,373.76	0.00
	Total Other Expense	**0.00**	**0.00**	**0.00**	**2,373.76**	**0.00**	**-2,373.76**	**0.00**
	Net Other Income	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Total Income	39,992.39	36,796.97	3,195.42	343,735.30	328,235.53	15,499.77	436,864.00
	Total Expense	38,222.15	35,782.75	-2,439.40	336,218.61	366,336.32	30,117.71	436,864.00
	Net Income	**1,770.24**	**1,014.22**	**756.02**	**7,516.69**	**-38,100.79**	**45,617.48**	**0.00**

Monthly Balance Sheet

Property Groups: WMC - LC & ADMIN
As of: 09/30/2026
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No
Base Report: Balance Sheet

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	51,886.68
	CASH - CONTINGENCY	
1860	Cash - Contingency - LC	1,605.60
	Total CASH - CONTINGENCY	**1,605.60**
	CASH - RESERVES	
1981	Cash Reserves - Kroll Memorial Fund - LC	225.00
1990	Capital Reserves - LC	159,173.84
1991	Cash Reserves - Tennis Courts - LC	5,017.00
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	43,200.00
1995	Cash Reserves - LC Tree Fund	985.11
1996	Cash Reserves - Bench Donations - LC	23.70
1997	Cash Reserves - Ice Cream _ LC	4,014.85
1998	Cash Reserves - Special Limited Memberships - LC	24,706.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
	Total CASH - RESERVES	**247,445.86**
	Total Cash	**300,938.14**
	TOTAL ASSETS	**300,938.14**
	LIABILITIES & CAPITAL	
	Liabilities	
	Total Liabilities	**0.00**
	Capital	
3100	Transfer to/from Savings	42,626.24
9999-5	Retained Earnings	217,740.99
	Calculated Retained Earnings	7,516.69
	Calculated Prior Years Retained Earnings	33,054.22
	Total Capital	**300,938.14**
	TOTAL LIABILITIES & CAPITAL	**300,938.14**