

Monthly P&L-Budget

Property Groups: WMC - LC & ADMIN

As of: Sep 2025

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

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	4,609.67	4,609.66	0.01	41,487.03	41,487.02	0.01	55,316.00
8102	LC/CA Allocation - PSA 2	1,972.50	1,972.50	0.00	17,752.50	17,752.50	0.00	23,670.00
8103	LC/CA Allocation - PSA 3	1,415.09	1,415.08	0.01	12,735.81	12,735.76	0.05	16,981.00
8104	LC/CA Allocation - PSA 4	7,525.50	7,525.50	0.00	67,729.50	67,729.50	0.00	90,306.00
8105	LC/CA Allocation - PSA 5	407.34	407.33	0.01	3,666.06	3,666.01	0.05	4,888.00
8106	LC/CA Allocation - PSA 6	1,908.17	1,908.16	0.01	17,173.53	17,173.52	0.01	22,898.00
8107	LC/CA Allocation - PSA 7	2,508.50	2,508.50	0.00	22,576.50	22,576.50	0.00	30,102.00
8108	LC/CA Allocation - PSA 8	1,093.50	1,093.50	0.00	9,841.50	9,841.50	0.00	13,122.00
8201	Admin Allocation - PSA 1	2,717.09	2,717.08	0.01	24,453.81	24,453.76	0.05	32,605.00
8202	Admin Allocation - PSA2	1,162.67	1,162.66	0.01	10,464.03	10,464.02	0.01	13,952.00
8203	Admin Allocation - PSA 3	834.09	834.08	0.01	7,506.81	7,506.76	0.05	10,009.00
8204	Admin Allocation - PSA 4	4,435.75	4,435.75	0.00	39,921.75	39,921.75	0.00	53,229.00
8205	Admin Allocation - PSA 5	240.09	240.08	0.01	2,160.81	2,160.76	0.05	2,881.00
8206	Admin Allocation - PSA 6	1,124.75	1,124.75	0.00	10,122.75	10,122.75	0.00	13,497.00
8207	Admin Allocation - PSA 7	1,478.59	1,478.58	0.01	13,307.31	13,307.26	0.05	17,743.00
8208	Admin Allocation - PSA 8	644.50	644.50	0.00	5,800.50	5,800.50	0.00	7,734.00
8300	Late Fees	50.00	0.00	50.00	3,600.00	0.00	3,600.00	0.00
8320	Guest Fees - Tennis Courts	325.00	200.00	125.00	1,726.80	800.00	926.80	1,000.00
8330	Guest Fees - Pool	95.00	587.50	-492.50	2,106.60	2,350.00	-243.40	2,350.00
8335	Cleaning Fees	270.00	375.00	-105.00	5,235.00	3,375.00	1,860.00	4,500.00
8350	Capital Contribution Transfer Fee	600.00	0.00	600.00	5,400.00	0.00	5,400.00	0.00
8360	Special Limited Memberships	0.00	0.00	0.00	9,300.00	0.00	9,300.00	0.00
8365	Ice Cream Sales Income	758.43	0.00	758.43	758.43	0.00	758.43	0.00
8370	Social Clubs Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
8400	Interest Income	3.33	0.00	3.33	51.45	0.00	51.45	0.00
8405	Miscellaneous Income	0.00	0.00	0.00	120.00	0.00	120.00	0.00
8600	Capital Reserves Interest Income	31.24	0.00	31.24	261.36	0.00	261.36	0.00
8605	Interest Income - Tree Fund - Johnson	0.00	0.00	0.00	1.91	0.00	1.91	0.00
Total Operating Income		36,235.80	35,240.21	995.59	335,286.75	313,224.87	22,061.88	416,783.00
Expense								
9000	LC/CA EXPENSES							
9003	TC - Supplies & Utilities	0.00	200.00	200.00	357.60	1,000.00	642.40	1,000.00
9006	TC - Repair & Maintenance	0.00	200.00	200.00	1,228.02	1,000.00	-228.02	1,000.00
9009	LC/CA - Utilities	518.15	566.66	48.51	6,051.70	5,100.02	-951.68	6,800.00
9010	LC/CA - Water & Sewer	0.00	0.00	0.00	3,142.51	3,450.00	307.49	4,600.00
9011	LC/CA - Garbage & Recycling	210.00	190.00	-20.00	1,470.00	1,710.00	240.00	2,280.00
9012	LC/CA - Supplies	0.00	83.33	83.33	443.64	750.01	306.37	1,000.00
9015	LC/CA - Repair & Maintenance	4,500.09	916.66	-3,583.43	9,918.71	8,250.02	-1,668.69	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	200.00	200.00	1,542.41	1,800.00	257.59	2,400.00
9021	Pool - Guard & Staff	528.00	1,000.00	472.00	46,344.00	49,000.00	2,656.00	49,000.00
9024	Pool - Supplies & Utilities	736.22	750.00	13.78	11,760.47	10,000.00	-1,760.47	10,000.00
9027	Pool- Repairs & Maintenance	1,851.52	1,500.00	-351.52	19,580.87	18,000.00	-1,580.87	18,000.00
9030	Prof. Mgmt. - Pool Manager	130.00	700.00	570.00	3,380.00	3,400.00	20.00	3,400.00
9033	Cleaning - Parties (upper level)	0.00	250.00	250.00	2,310.00	2,250.00	-60.00	3,000.00
9036	Cleaning - Lower Level & Supplies	0.00	83.33	83.33	696.00	750.01	54.01	1,000.00
9039	Security Expense - LC/CA	0.00	64.58	64.58	605.00	581.26	-23.74	775.00
9042	Real Estate Taxes	0.00	0.00	0.00	5,680.45	6,000.00	319.55	6,000.00
9045	Ice Cream Sales Expense	241.65	0.00	-241.65	389.99	0.00	-389.99	0.00
9048	Grounds Maint - General - CA	0.00	2,750.00	2,750.00	26,663.25	16,500.00	-10,163.25	16,500.00
9049	Tree Fund Expense	0.00	0.00	0.00	1,860.00	0.00	-1,860.00	0.00
9051	Grounds Maint - Contract - CA	7,245.24	7,214.29	-30.95	43,471.44	43,285.71	-185.73	50,500.00
9054	Snow Removal - LC	0.00	0.00	0.00	14,660.60	15,500.00	839.40	15,500.00
9057	Insurance - LC/CA	1,316.33	1,281.50	-34.83	10,268.32	11,533.50	1,265.18	15,378.00
9060	Miscellaneous Expense	23.19	83.33	60.14	1,631.70	750.01	-881.69	1,000.00
Total LC/CA EXPENSES		17,300.39	18,033.68	733.29	213,456.68	200,610.54	-12,846.14	220,133.00
9100	ADMIN EXPENSES							
9125	Professional Services & Legal	0.00	1,000.00	1,000.00	3,014.70	9,000.00	5,985.30	12,000.00
9127	Accounting Services	0.00	0.00	0.00	5,310.00	7,400.00	2,090.00	7,400.00
9128	Insurance Services	0.00	0.00	0.00	4,000.00	8,000.00	4,000.00	8,000.00
9130	Insurance - Workers Comp	0.00	20.83	20.83	-612.00	187.51	799.51	250.00
9140	Professional Management	9,984.00	10,333.33	349.33	91,085.42	93,000.01	1,914.59	124,000.00
Total ADMIN EXPENSES		9,984.00	11,354.16	1,370.16	102,798.12	117,587.52	14,789.40	151,650.00
9400	TRANSFER TO RESERVES							
9410	Capital Allocation	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00
Total TRANSFER TO RESERVES		3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00
Total Operating Expense		31,034.39	33,137.84	2,103.45	350,004.80	351,948.06	1,943.26	416,783.00
Total Operating Income		36,235.80	35,240.21	995.59	335,286.75	313,224.87	22,061.88	416,783.00
Total Operating Expense		31,034.39	33,137.84	2,103.45	350,004.80	351,948.06	1,943.26	416,783.00
NOI - Net Operating Income		5,201.41	2,102.37	3,099.04	-14,718.05	-38,723.19	24,005.14	0.00
Other Income								
8590	Special Assessment Income - LC	0.00	0.00	0.00	290.00	0.00	290.00	0.00
Total Other Income		0.00	0.00	0.00	290.00	0.00	290.00	0.00
Other Expense								
9075	Transfer Special Assess to Reserves	0.00	0.00	0.00	290.00	0.00	-290.00	0.00
Total Other Expense		0.00	0.00	0.00	290.00	0.00	-290.00	0.00
Net Other Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income		36,235.80	35,240.21	995.59	335,576.75	313,224.87	22,351.88	416,783.00
Total Expense		31,034.39	33,137.84	2,103.45	350,294.80	351,948.06	1,653.26	416,783.00

Monthly P&L-Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income		5,201.41	2,102.37	3,099.04	-14,718.05	-38,723.19	24,005.14	0.00

Monthly Balance Sheet

Property Groups: WMC - LC & ADMIN

As of: 09/30/2025

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	23,380.39
CASH - CONTINGENCY		
1860	Cash - Contingency - LC	1,605.60
Total CASH - CONTINGENCY		1,605.60
CASH - RESERVES		
1990	Capital Reserves - LC	104,882.34
1991	Cash Reserves - Tennis Courts - LC	5,017.00
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	28,200.00
1995	Cash Reserves - LC Tree Fund	885.11
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		173,462.66
Total Cash		198,448.65
TOTAL ASSETS		198,448.65
LIABILITIES & CAPITAL		
Liabilities		
Total Liabilities		0.00
Capital		
3100	Transfer to/from Savings	34,040.00
9999-5	Retained Earnings	172,450.99
	Calculated Retained Earnings	-14,718.05
	Calculated Prior Years Retained Earnings	6,675.71
Total Capital		198,448.65
TOTAL LIABILITIES & CAPITAL		198,448.65