Monthly P&L-Budget

Property Groups: WMC - LC & ADMIN

As of: May 2026

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	4,983.83	4,983.77	0.06	24,919.15	24,918.85	0.30	59,805.26
8102	LC/CA Allocation - PSA 2	2,132.67	2,132.59	0.08	10,663.35	10,662.95	0.40	25,591.09
8103	LC/CA Allocation - PSA 3	1,529.92	1,529.90	0.02	7,649.60	7,649.50	0.10	18,358.82
8104	LC/CA Allocation - PSA 4	8,136.33	8,136.30	0.03	40,681.65	40,681.50	0.15	97,635.56
8105	LC/CA Allocation - PSA 5	440.50	440.43	0.07	2,202.50	2,202.15	0.35	5,285.12
8106	LC/CA Allocation - PSA 6	2,063.08	2,063.05	0.03	10,315.40	10,315.25	0.15	24,756.60
8107	LC/CA Allocation - PSA 7	2,712.17	2,712.10	0.07	13,560.85	13,560.50	0.35	32,545.19
8108	LC/CA Allocation - PSA 8	1,182.25	1,182.20	0.05	5,911.25	5,911.00	0.25	14,186.36
8201	Admin Allocation - PSA 1	2,560.33	2,560.29	0.04	12,801.65	12,801.45	0.20	30,723.50
8202	Admin Allocation - PSA2	1,095.58	1,095.57	0.01	5,477.90	5,477.85	0.05	13,146.80
8203	Admin Allocation - PSA 3	786.00	785.95	0.05	3,930.00	3,929.75	0.25	9,431.40
8204	Admin Allocation - PSA 4	4,179.83	4,179.83	0.00	20,899.15	20,899.15	0.00	50,157.90
8205	Admin Allocation - PSA 5	226.25	226.26	-0.01	1,131.25	1,131.30	-0.05	2,715.10
8206	Admin Allocation - PSA 6	1,059.83	1,059.84	-0.01	5,299.15	5,299.20	-0.05	12,718.10
8207	Admin Allocation - PSA 7	1,393.33	1,393.28	0.05	6,966.65	6,966.40	0.25	16,719.30
8208	Admin Allocation - PSA 8	607.33	607.32	0.01	3,036.65	3,036.60	0.05	7,287.90
8300	Late Fees	0.00	0.00	0.00	950.00	0.00	950.00	0.00
8320	Guest Fees - Tennis Courts	0.00	95.83	-95.83	0.00	479.15	-479.15	1,150.00
8330	Guest Fees - Pool	0.00	0.00	0.00	0.00	0.00	0.00	2,350.00
8335	Cleaning Fees	540.00	400.00	140.00	1,755.00	2,000.00	-245.00	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	600.00	0.00	600.00	2,400.00	0.00	2,400.00	0.00
8360	Special Limited Memberships	3,720.00	625.00	3,095.00	3,720.00	3,125.00	595.00	7,500.00
8370	Social Clubs Income	0.00	0.00	0.00	175.00	0.00	175.00	0.00
8400	Interest Income	9.89	0.00	9.89	38.67	0.00	38.67	0.00
8405	Miscellaneous Income	0.00	0.00	0.00	40.00	0.00	40.00	0.00
8600	Capital Reserves Interest Income	36.62	0.00	36.62	167.96	0.00	167.96	0.00
	Total Operating Income	**39,995.74**	**36,209.51**	**3,786.23**	**184,917.78**	**181,047.55**	**3,870.23**	**436,864.00**
	Expense							
9000	**LC/CA EXPENSES**							
9003	TC - Supplies & Utilities	455.90	200.00	-255.90	455.90	200.00	-255.90	1,000.00
9006	TC - Repair & Maintenance	1,147.84	260.00	-887.84	1,147.84	260.00	-887.84	1,300.00
9009	LC/CA - Utilities	607.34	633.33	25.99	3,907.70	3,166.65	-741.05	7,600.00
9010	LC/CA - Water & Sewer	0.00	0.00	0.00	3,500.96	2,100.00	-1,400.96	4,200.00
9011	LC/CA - Garbage & Recycling	210.00	210.00	0.00	810.00	1,050.00	240.00	2,520.00
9012	LC/CA - Supplies	240.01	83.33	-156.68	290.68	416.69	126.01	1,000.00
9015	LC/CA - Repair & Maintenance	2,655.02	916.67	-1,738.35	4,929.13	4,583.35	-345.78	11,000.00
9016	Street Lights - Supplies & Repairs	1,056.06	166.67	-889.39	1,056.06	833.35	-222.71	2,000.00
9021	Pool - Guard & Staff	0.00	0.00	0.00	0.00	0.00	0.00	51,000.00

Monthly P&L-Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
9024	Pool - Supplies & Utilities	988.53	5,000.00	4,011.47	988.53	5,000.00	4,011.47	11,000.00
9027	Pool- Repairs & Maintenance	527.00	7,000.00	6,473.00	527.00	7,000.00	6,473.00	18,000.00
9030	Prof. Mgmnt. - Pool Manager	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
9033	Cleaning - Parties (upper level)	520.00	216.67	-303.33	870.00	1,083.35	213.35	2,600.00
9036	Cleaning - Lower Level & Supplies	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
9039	Security Expense - LC/CA	427.28	59.17	-368.11	861.95	295.85	-566.10	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	0.00	2,833.33	2,833.33	4,555.00	5,666.67	1,111.67	17,000.00
9051	Grounds Maint - Contract - CA	6,339.59	7,245.28	905.69	12,679.18	14,490.58	1,811.40	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	0.00	1,541.67	1,541.67	1,317.73	7,708.35	6,390.62	18,500.00
9060	Miscellaneous Expense	0.00	83.33	83.33	25.00	416.69	391.69	1,000.00
	Total LC/CA EXPENSES	**15,174.57**	**26,532.78**	**11,358.21**	**61,535.26**	**83,105.22**	**21,569.96**	**233,964.00**
9100	**ADMIN EXPENSES**							
9125	Professional Services & Legal	0.00	1,166.67	1,166.67	2,381.24	5,833.35	3,452.11	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	10,403.93	10,583.33	179.40	51,829.76	52,916.65	1,086.89	127,000.00
9150	Income Tax	0.00	0.00	0.00	244.00	0.00	-244.00	0.00
	Total ADMIN EXPENSES	**10,403.93**	**11,750.00**	**1,346.07**	**54,770.00**	**60,650.00**	**5,880.00**	**142,900.00**
9400	**TRANSFER TO RESERVES**							
9410	Capital Allocation	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	60,000.00
	Total TRANSFER TO RESERVES	**5,000.00**	**5,000.00**	**0.00**	**25,000.00**	**25,000.00**	**0.00**	**60,000.00**
	Total Operating Expense	**30,578.50**	**43,282.78**	**12,704.28**	**141,305.26**	**168,755.22**	**27,449.96**	**436,864.00**
	Total Operating Income	39,995.74	36,209.51	3,786.23	184,917.78	181,047.55	3,870.23	436,864.00
	Total Operating Expense	30,578.50	43,282.78	12,704.28	141,305.26	168,755.22	27,449.96	436,864.00
	NOI - Net Operating Income	**9,417.24**	**-7,073.27**	**16,490.51**	**43,612.52**	**12,292.33**	**31,320.19**	**0.00**
	Other Income							
8770	Transfer from Capital Reserve	2,373.76	0.00	2,373.76	2,373.76	0.00	2,373.76	0.00
	Total Other Income	**2,373.76**	**0.00**	**2,373.76**	**2,373.76**	**0.00**	**2,373.76**	**0.00**
	Other Expense							
9275	Capital Expense	2,373.76	0.00	-2,373.76	2,373.76	0.00	-2,373.76	0.00
	Total Other Expense	**2,373.76**	**0.00**	**-2,373.76**	**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	42,369.50	36,209.51	6,159.99	187,291.54	181,047.55	6,243.99	436,864.00
	Total Expense	32,952.26	43,282.78	10,330.52	143,679.02	168,755.22	25,076.20	436,864.00
	Net Income	**9,417.24**	**-7,073.27**	**16,490.51**	**43,612.52**	**12,292.33**	**31,320.19**	**0.00**

Monthly Balance Sheet

Property Groups: WMC - LC & ADMIN

As of: 05/31/2026

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	98,384.71
	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	139,018.34
1991	Cash Reserves - Tennis Courts - LC	5,017.00
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	33,600.00
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	24,706.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
	Total CASH - RESERVES	**217,043.66**
	Total Cash	**317,033.97**
	TOTAL ASSETS	**317,033.97**
	LIABILITIES & CAPITAL	
	Liabilities	
	Total Liabilities	**0.00**
	Capital	
3100	Transfer to/from Savings	22,626.24
9999-5	Retained Earnings	217,740.99
	Calculated Retained Earnings	43,612.52
	Calculated Prior Years Retained Earnings	33,054.22
	Total Capital	**317,033.97**
	TOTAL LIABILITIES & CAPITAL	**317,033.97**