

# Monthly P&L-Budget

Property Groups: WMC - LC & ADMIN

As of: Jul 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
<b>Income</b>								
8101	LC/CA Allocation - PSA 1	4,609.67	4,609.67	0.00	32,267.69	32,267.69	0.00	55,316.00
8102	LC/CA Allocation - PSA 2	1,972.50	1,972.50	0.00	13,807.50	13,807.50	0.00	23,670.00
8103	LC/CA Allocation - PSA 3	1,415.09	1,415.08	0.01	9,905.63	9,905.60	0.03	16,981.00
8104	LC/CA Allocation - PSA 4	7,525.50	7,525.50	0.00	52,678.50	52,678.50	0.00	90,306.00
8105	LC/CA Allocation - PSA 5	407.34	407.33	0.01	2,851.38	2,851.35	0.03	4,888.00
8106	LC/CA Allocation - PSA 6	1,908.17	1,908.17	0.00	13,357.19	13,357.19	0.00	22,898.00
8107	LC/CA Allocation - PSA 7	2,508.50	2,508.50	0.00	17,559.50	17,559.50	0.00	30,102.00
8108	LC/CA Allocation - PSA 8	1,093.50	1,093.50	0.00	7,654.50	7,654.50	0.00	13,122.00
8201	Admin Allocation - PSA 1	2,717.09	2,717.08	0.01	19,019.63	19,019.60	0.03	32,605.00
8202	Admin Allocation - PSA2	1,162.67	1,162.67	0.00	8,138.69	8,138.69	0.00	13,952.00
8203	Admin Allocation - PSA 3	834.09	834.08	0.01	5,838.63	5,838.60	0.03	10,009.00
8204	Admin Allocation - PSA 4	4,435.75	4,435.75	0.00	31,050.25	31,050.25	0.00	53,229.00
8205	Admin Allocation - PSA 5	240.09	240.08	0.01	1,680.63	1,680.60	0.03	2,881.00
8206	Admin Allocation - PSA 6	1,124.75	1,124.75	0.00	7,873.25	7,873.25	0.00	13,497.00
8207	Admin Allocation - PSA 7	1,478.59	1,478.58	0.01	10,350.13	10,350.10	0.03	17,743.00
8208	Admin Allocation - PSA 8	644.50	644.50	0.00	4,511.50	4,511.50	0.00	7,734.00
8300	Late Fees	650.00	0.00	650.00	3,450.00	0.00	3,450.00	0.00
8320	Guest Fees - Tennis Courts	464.72	200.00	264.72	953.96	400.00	553.96	1,000.00
8330	Guest Fees - Pool	1,008.74	587.50	421.24	1,637.41	1,175.00	462.41	2,350.00
8335	Cleaning Fees	470.00	375.00	95.00	4,425.00	2,625.00	1,800.00	4,500.00
8350	Capital Contribution Transfer Fee	0.00	0.00	0.00	3,600.00	0.00	3,600.00	0.00
8360	Special Limited Memberships	0.00	0.00	0.00	9,300.00	0.00	9,300.00	0.00
8400	Interest Income	2.50	0.00	2.50	45.86	0.00	45.86	0.00
8405	Miscellaneous Income	40.00	0.00	40.00	120.00	0.00	120.00	0.00
8600	Capital Reserves Interest Income	30.56	0.00	30.56	198.75	0.00	198.75	0.00
8605	Interest Income - Tree Fund - Johnson	0.00	0.00	0.00	1.91	0.00	1.91	0.00
<b>Total Operating Income</b>		<b>36,744.32</b>	<b>35,240.24</b>	<b>1,504.08</b>	<b>262,277.49</b>	<b>242,744.42</b>	<b>19,533.07</b>	<b>416,783.00</b>
<b>Expense</b>								
<b>9000</b>	<b>LC/CA EXPENSES</b>							
9003	TC - Supplies & Utilities	0.00	200.00	200.00	357.60	600.00	242.40	1,000.00
9006	TC - Repair & Maintenance	0.00	200.00	200.00	1,228.02	600.00	-628.02	1,000.00
9009	LC/CA - Utilities	320.56	566.67	246.11	5,011.69	3,966.69	-1,045.00	6,800.00
9010	LC/CA - Water & Sewer	1,170.21	1,150.00	-20.21	3,142.51	3,450.00	307.49	4,600.00
9011	LC/CA - Garbage & Recycling	0.00	190.00	190.00	1,050.00	1,330.00	280.00	2,280.00
9012	LC/CA - Supplies	166.77	83.33	-83.44	443.64	583.35	139.71	1,000.00
9015	LC/CA - Repair & Maintenance	2,578.13	916.67	-1,661.46	4,821.17	6,416.69	1,595.52	11,000.00
9016	Street Lights - Supplies & Repairs	593.44	200.00	-393.44	1,542.41	1,400.00	-142.41	2,400.00
9021	Pool - Guard & Staff	16,560.00	16,000.00	-560.00	29,784.00	32,000.00	2,216.00	49,000.00

## 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	980.16	1,000.00	19.84	9,762.07	8,500.00	-1,262.07	10,000.00
9027	Pool- Repairs & Maintenance	2,125.82	1,500.00	-625.82	16,495.00	15,000.00	-1,495.00	18,000.00
9030	Prof. Mgmt. - Pool Manager	1,170.00	900.00	-270.00	1,950.00	1,800.00	-150.00	3,400.00
9033	Cleaning - Parties (upper level)	700.00	250.00	-450.00	1,750.00	1,750.00	0.00	3,000.00
9036	Cleaning - Lower Level & Supplies	320.00	83.33	-236.67	496.00	583.35	87.35	1,000.00
9039	Security Expense - LC/CA	0.00	64.58	64.58	605.00	452.10	-152.90	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	95.06	0.00	-95.06	95.06	0.00	-95.06	0.00
9048	Grounds Maint - General - CA	0.00	2,750.00	2,750.00	26,663.25	11,000.00	-15,663.25	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	28,980.96	28,857.13	-123.83	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	7,635.66	8,970.50	1,334.84	15,378.00
9060	Miscellaneous Expense	0.00	83.33	83.33	1,608.51	583.35	-1,025.16	1,000.00
	<b>Total LC/CA EXPENSES</b>	<b>35,341.72</b>	<b>34,633.70</b>	<b>-708.02</b>	<b>165,623.60</b>	<b>149,343.16</b>	<b>-16,280.44</b>	<b>220,133.00</b>
<b>9100</b>	<b>ADMIN EXPENSES</b>							
9125	Professional Services & Legal	592.50	1,000.00	407.50	1,495.50	7,000.00	5,504.50	12,000.00
9127	Accounting Services	0.00	0.00	0.00	5,000.00	7,400.00	2,400.00	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	0.00	145.85	145.85	250.00
9140	Professional Management	9,984.00	10,333.33	349.33	71,801.12	72,333.35	532.23	124,000.00
	<b>Total ADMIN EXPENSES</b>	<b>10,576.50</b>	<b>11,354.16</b>	<b>777.66</b>	<b>82,296.62</b>	<b>94,879.20</b>	<b>12,582.58</b>	<b>151,650.00</b>
<b>9400</b>	<b>TRANSFER TO RESERVES</b>							
9410	Capital Allocation	3,750.00	3,750.00	0.00	26,250.00	26,250.00	0.00	45,000.00
	<b>Total TRANSFER TO RESERVES</b>	<b>3,750.00</b>	<b>3,750.00</b>	<b>0.00</b>	<b>26,250.00</b>	<b>26,250.00</b>	<b>0.00</b>	<b>45,000.00</b>
	<b>Total Operating Expense</b>	<b>49,668.22</b>	<b>49,737.86</b>	<b>69.64</b>	<b>274,170.22</b>	<b>270,472.36</b>	<b>-3,697.86</b>	<b>416,783.00</b>
	Total Operating Income	36,744.32	35,240.24	1,504.08	262,277.49	242,744.42	19,533.07	416,783.00
	Total Operating Expense	49,668.22	49,737.86	69.64	274,170.22	270,472.36	-3,697.86	416,783.00
	<b>NOI - Net Operating Income</b>	<b>-12,923.90</b>	<b>-14,497.62</b>	<b>1,573.72</b>	<b>-11,892.73</b>	<b>-27,727.94</b>	<b>15,835.21</b>	<b>0.00</b>
	<b>Other Income</b>							
8590	Special Assessment Income - LC	0.00	0.00	0.00	290.00	0.00	290.00	0.00
	<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>290.00</b>	<b>0.00</b>	<b>290.00</b>	<b>0.00</b>
	<b>Other Expense</b>							
9075	Transfer Special Assess to Reserves	0.00	0.00	0.00	290.00	0.00	-290.00	0.00
	<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>290.00</b>	<b>0.00</b>	<b>-290.00</b>	<b>0.00</b>
	<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	Total Income	36,744.32	35,240.24	1,504.08	262,567.49	242,744.42	19,823.07	416,783.00
	Total Expense	49,668.22	49,737.86	69.64	274,460.22	270,472.36	-3,987.86	416,783.00
	<b>Net Income</b>	<b>-12,923.90</b>	<b>-14,497.62</b>	<b>1,573.72</b>	<b>-11,892.73</b>	<b>-27,727.94</b>	<b>15,835.21</b>	<b>0.00</b>

## Monthly P&L-Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget

## Monthly Balance Sheet

**Properties:** Mariner Condo Homes Association - 6939 Mariner Dr. Racine, WI 53406

**As of:** 07/31/2025

**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
<b>ASSETS</b>		
<b>Cash</b>		
1020	Cash - Checking	65,382.49
1030	Cash-Savings-Money Market	47,453.06
1110	Cash-Reserve-Asphalt	4,638.00
1120	Cash-Reserve-Dryer Vents	2,225.74
1135	Cash-Reserve-Painting	2,331.20
1623	CD-FCB-9/3/25 - 4%	26,991.67
1624	CD-FCB-12/7/25 - 3.85%	37,308.45
1626	CD-FCB-1/2/26 - 3.85%	34,564.67
<b>Total Cash</b>		<b>220,895.28</b>
TOTAL ASSETS		<b>220,895.28</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
9999-2	Prepays	15,565.00
<b>Total Liabilities</b>		<b>15,565.00</b>
<b>Capital</b>		
3100	Transfer to/from Savings	14,871.76
9999-5	Retained Earnings	82,048.79
	Calculated Retained Earnings	17,917.61
	Calculated Prior Years Retained Earnings	90,492.12
<b>Total Capital</b>		<b>205,330.28</b>
TOTAL LIABILITIES & CAPITAL		<b>220,895.28</b>