

## 2023 Year End Statement

Property Groups: WMC - LC & ADMIN

As of: Dec 2023

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget	YTD \$ Var.
<b>Income</b>			
LC/CA Allocation - PSA 1	43,910.04	43,910.00	0.04
LC/CA Allocation - PSA 2	18,791.04	18,791.00	0.04
LC/CA Allocation - PSA 3	13,480.08	13,480.00	0.08
LC/CA Allocation - PSA 4	71,686.08	71,686.00	0.08
LC/CA Allocation - PSA 5	3,881.04	3,881.00	0.04
LC/CA Allocation - PSA 6	18,178.08	18,178.00	0.08
LC/CA Allocation - PSA 7	23,896.08	23,896.00	0.08
LC/CA Allocation - PSA 8	10,416.00	10,416.00	0.00
Admin Allocation - PSA 1	30,208.08	30,208.00	0.08
Admin Allocation - PSA2	12,883.08	12,883.00	0.08
Admin Allocation - PSA 3	9,328.08	9,328.00	0.08
Admin Allocation - PSA 4	49,314.00	49,314.00	0.00
Admin Allocation - PSA 5	2,664.00	2,664.00	0.00
Admin Allocation - PSA 6	12,438.00	12,438.00	0.00
Admin Allocation - PSA 7	16,438.08	16,438.00	0.08
Admin Allocation - PSA 8	7,107.00	7,107.00	0.00
Late Fees	1,700.00	0.00	1,700.00
Guest Fees - Tennis Courts	786.00	0.00	786.00
Guest Fees - Pool	2,677.37	2,116.00	561.37
Cleaning Fees	4,915.00	4,000.00	915.00
Capital Contribution Transfer Fee	6,000.00	0.00	6,000.00
Special Limited Memberships	3,240.00	0.00	3,240.00
Ice Cream Sales Income	828.00	0.00	828.00
Social Clubs Income	185.00	0.00	185.00
Interest Income	64.07	0.00	64.07
Miscellaneous Income	1,120.00	0.00	1,120.00
Miscellaneous / Events	150.00	0.00	150.00
Capital Reserves Interest Income	507.32	0.00	507.32
Interest Income - Tree Fund - Johnson	2.85	0.00	2.85
<b>Total Operating Income</b>	<b>366,794.37</b>	<b>350,734.00</b>	<b>16,060.37</b>
<b>Expense</b>			
<b>LC/CA EXPENSES</b>			
TC - Supplies & Utilities	719.88	1,400.00	680.12
TC - Repair & Maintenance	1,465.50	1,300.00	-165.50
LC/CA - Utilities	3,683.31	6,000.00	2,316.69
LC/CA - Water & Sewer	4,622.62	3,900.00	-722.62
LC/CA - Supplies	1,897.09	1,400.00	-497.09
LC/CA - Repair & Maintenance	6,884.64	6,200.00	-684.64
Pool - Guard & Staff	40,840.50	48,510.00	7,669.50
Pool - Supplies & Utilities	9,855.24	10,000.00	144.76

## 2023 Year End Statement

Account Name	YTD Actual	Annual Budget	YTD \$ Var.
Pool- Repairs & Maintenance	19,886.70	14,000.00	-5,886.70
Prof. Mgmt. - Pool Manager	3,342.00	3,389.00	47.00
Cleaning - Parties	3,360.00	2,600.00	-760.00
Cleaning - General	665.00	800.00	135.00
Security Expense - LC/CA	430.24	400.00	-30.24
Real Estate Taxes	5,513.32	5,600.00	86.68
Grounds Maint - General - CA	8,799.38	8,000.00	-799.38
Grounds Maint - Contract - CA	45,609.12	45,785.00	175.88
Snow Removal - LC	11,120.00	14,595.00	3,475.00
Insurance - LC/CA	8,224.74	8,300.00	75.26
Miscellaneous Expense	1,155.03	1,175.00	19.97
<b>Total LC/CA EXPENSES</b>	<b>178,074.31</b>	<b>183,354.00</b>	<b>5,279.69</b>
<b>ADMIN EXPENSES</b>			
Admin Utilities	2,708.02	2,200.00	-508.02
Street Light - Electricity	1,816.77	2,600.00	783.23
Street Light - Supplies	544.00	3,200.00	2,656.00
Professional Services	40,347.66	10,000.00	-30,347.66
Insurance - Directors Liability	211.00	300.00	89.00
Professional Management	120,908.66	122,080.00	1,171.34
<b>Total ADMIN EXPENSES</b>	<b>166,536.11</b>	<b>140,380.00</b>	<b>-26,156.11</b>
<b>TRANSFER TO RESERVES</b>			
Capital Allocation	27,000.00	27,000.00	0.00
<b>Total TRANSFER TO RESERVES</b>	<b>27,000.00</b>	<b>27,000.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>371,610.42</b>	<b>350,734.00</b>	<b>-20,876.42</b>
Total Operating Income	366,794.37	350,734.00	16,060.37
Total Operating Expense	371,610.42	350,734.00	-20,876.42
<b>NOI - Net Operating Income</b>	<b>-4,816.05</b>	<b>0.00</b>	<b>-4,816.05</b>
<b>Other Income</b>			
Special Assessment Income - LC	90,190.00	0.00	90,190.00
Transfer from Capital Reserve	31,200.00	0.00	31,200.00
Transfer from Special Assess Reserve	90,190.00	0.00	90,190.00
<b>Total Other Income</b>	<b>211,580.00</b>	<b>0.00</b>	<b>211,580.00</b>
<b>Other Expense</b>			
Transfer Special Assess to Reserves	90,190.00	0.00	-90,190.00
Capital Expense	121,390.00	0.00	-121,390.00
<b>Total Other Expense</b>	<b>211,580.00</b>	<b>0.00</b>	<b>-211,580.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	578,374.37	350,734.00	227,640.37
Total Expense	583,190.42	350,734.00	-232,456.42
<b>Net Income</b>	<b>-4,816.05</b>	<b>0.00</b>	<b>-4,816.05</b>

## 2023 Year End Balance Sheet

Property Groups: WMC - LC & ADMIN

As of: 12/31/2023

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	51,723.46
<b>CASH - CONTINGENCY</b>		
1860	Cash - Contingency - LC	1,605.60
<b>Total CASH - CONTINGENCY</b>		1,605.60
<b>CASH - RESERVES</b>		
1990	Capital Reserves - LC	40,520.26
1991	Cash Reserves - Tennis Courts - LC	34,690.00
1992	Cash Reserves - Tree Fund - LC	2,535.40
1993	Cash Reserves - LL Improvements - LC	10,000.00
1994	Cash Reserves - Transfer Fees - LC	15,600.00
1996	Cash Reserves - Bench Donations - LC	23.70
1997	Cash Reserves - Ice Cream _ LC	2,178.71
1998	Cash Reserves - Special Limited Memberships - LC	4,966.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
<b>Total CASH - RESERVES</b>		110,614.43
<b>Total Cash</b>		163,943.49
<b>TOTAL ASSETS</b>		163,943.49
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>Total Liabilities</b>		0.00
<b>Capital</b>		
3100	Transfer to/from Savings	-4,200.00
9999-5	Retained Earnings	176,671.11
	Calculated Retained Earnings	-4,816.05
	Calculated Prior Years Retained Earnings	-3,711.57
<b>Total Capital</b>		163,943.49
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		163,943.49