

2022 Year End Statement

Property Groups: WMC - All Departments

As of: Dec 2022

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.
Income			
Monthly Assessments	794,657.50	797,040.00	-2,382.50
LC/CA Allocation - PSA 1	39,918.00	39,918.00	0.00
LC/CA Allocation - PSA 2	17,082.00	17,082.00	0.00
LC/CA Allocation - PSA 3	12,254.04	12,254.00	0.04
LC/CA Allocation - PSA 4	65,169.00	65,169.00	0.00
LC/CA Allocation - PSA 5	3,528.00	3,528.00	0.00
LC/CA Allocation - PSA 6	16,525.08	16,525.00	0.08
LC/CA Allocation - PSA 7	21,723.00	21,723.00	0.00
LC/CA Allocation - PSA 8	9,469.08	9,469.00	0.08
Admin Allocation - PSA 1	27,717.00	27,717.00	0.00
Admin Allocation - PSA2	11,821.08	11,821.00	0.08
Admin Allocation - PSA 3	8,560.08	8,560.00	0.08
Admin Allocation - PSA 4	45,244.08	45,244.00	0.08
Admin Allocation - PSA 5	2,446.08	2,446.00	0.08
Admin Allocation - PSA 6	11,413.08	11,413.00	0.08
Admin Allocation - PSA 7	15,082.08	15,082.00	0.08
Admin Allocation - PSA 8	6,522.00	6,522.00	0.00
Late Fees	2,150.00	0.00	2,150.00
Guest Fees - Tennis Courts	1,121.20	0.00	1,121.20
Guest Fees - Pool	2,416.99	1,500.00	916.99
Cleaning Fees	4,725.00	5,000.00	-275.00
Capital Contribution Transfer Fee	3,200.00	0.00	3,200.00
Special Limited Memberships	382.36	0.00	382.36
Ice Cream Sales Income	708.07	0.00	708.07
Social Clubs Income	150.00	0.00	150.00
LC Improvement Donation Income	100.00	0.00	100.00
Interest Income	76.89	0.00	76.89
Miscellaneous / Events	341.00	0.00	341.00
Special Assessment Income-PSA 1	5,440.00	0.00	5,440.00
Special Assessment Income-PSA 5	12,600.00	0.00	12,600.00
Capital Reserves Interest Income	916.81	0.00	916.81
Total Operating Income	1,143,459.50	1,118,013.00	25,446.50
Expense			
LC/CA EXPENSES			
TC - Supplies & Utilities	1,577.17	1,200.00	-377.17
TC - Repair & Maintenance	1,517.90	1,200.00	-317.90
LC/CA - Utilities	9,143.73	9,000.00	-143.73
LC/CA - Supplies	1,491.77	1,400.00	-91.77
LC/CA - Repair & Maintenance	8,765.04	7,000.00	-1,765.04
Pool - Guard & Staff	36,176.00	30,740.00	-5,436.00

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Account Name	YTD Actual	Annual Budget	YTD \$ Var.
Pool - Supplies & Utilities	12,400.75	9,500.00	-2,900.75
Pool- Repairs & Maintenance	14,706.15	12,000.00	-2,706.15
Prof. Mgmt. - Pool Manager	2,629.00	3,080.00	451.00
Cleaning - Parties	3,240.00	2,500.00	-740.00
Cleaning - General	540.00	1,500.00	960.00
Security Expense - LC/CA	309.75	500.00	190.25
Real Estate Taxes	5,484.40	5,600.00	115.60
Grounds Maint - General - CA	9,622.77	8,000.00	-1,622.77
Grounds Maint - Contract - CA	44,693.45	43,604.00	-1,089.45
Snow Removal - LC	10,174.91	13,900.00	3,725.09
Insurance - LC/CA	7,220.37	7,640.00	419.63
Miscellaneous Expense	980.30	1,004.00	23.70
Total LC/CA EXPENSES	170,673.46	159,368.00	-11,305.46
ADMIN EXPENSES			
Admin Utilities	2,696.34	2,200.00	-496.34
Street Light - Electricity	1,629.97	3,800.00	2,170.03
Street Light - Supplies	1,307.77	3,500.00	2,192.23
Professional Services	13,080.40	7,005.00	-6,075.40
Insurance - Directors Liability	220.00	300.00	80.00
Professional Management	111,353.80	112,000.00	646.20
Total ADMIN EXPENSES	130,288.28	128,805.00	-1,483.28
PSA EXPENSES			
Grounds Maint - Contract	137,539.32	134,186.00	-3,353.32
Grounds Maint - General	68,038.49	43,251.00	-24,787.49
Snow Removal	57,147.53	80,102.00	22,954.47
Building Maintenance	82,811.93	69,410.00	-13,401.93
Entrance/Parking Lights	2,150.83	4,374.00	2,223.17
Sump Pumps	380.68	500.00	119.32
Sewer Cleanout Expense	0.00	300.00	300.00
Insurance	77,356.75	81,854.00	4,497.25
PSA Allocation to LC/CA	185,668.20	185,668.00	-0.20
PSA Allocation to Admin	128,805.48	128,805.00	-0.48
Total PSA EXPENSES	739,899.21	728,450.00	-11,449.21
SPECIAL ASSESSMENT EXPENSES			
Special Assessment Exp - PSA 1	20,705.50	0.00	-20,705.50
Special Assessment Exp - PSA 5	12,600.00	0.00	-12,600.00
Special Assessment Exp - PSA 6	16,000.00	0.00	-16,000.00
Total SPECIAL ASSESSMENT EXPENSES	49,305.50	0.00	-49,305.50
TRANSFER TO RESERVES			
Contingency Reserve Transfer	1,100.16	1,100.00	-0.16
Capital Allocation	97,840.32	98,590.00	749.68
Transfer to Res-Painting	1,300.08	1,300.00	-0.08
Transfer to Res-Seal Coating	400.08	400.00	-0.08
Total TRANSFER TO RESERVES	100,640.64	101,390.00	749.36
Total Operating Expense	1,190,807.09	1,118,013.00	-72,794.09

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Account Name	YTD Actual	Annual Budget	YTD \$ Var.
Total Operating Income	1,143,459.50	1,118,013.00	25,446.50
Total Operating Expense	1,190,807.09	1,118,013.00	-72,794.09
NOI - Net Operating Income	-47,347.59	0.00	-47,347.59
Other Income			
Transfer from Contingency Reserve	13,660.00	0.00	13,660.00
Transfer from Capital Reserve	59,851.61	0.00	59,851.61
Total Other Income	73,511.61	0.00	73,511.61
Other Expense			
Contingency Expense	3,070.00	0.00	-3,070.00
Capital Expense	43,316.25	0.00	-43,316.25
Total Other Expense	46,386.25	0.00	-46,386.25
Net Other Income	27,125.36	0.00	27,125.36
Total Income	1,216,971.11	1,118,013.00	98,958.11
Total Expense	1,237,193.34	1,118,013.00	-119,180.34
Net Income	-20,222.23	0.00	-20,222.23

2022 Year End Balance Sheet

Property Groups: WMC - All Departments

As of: 12/31/2022

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	85,767.45
CASH-SPECIAL ASSESSMENT		
1821	Cash - Special Assessment - PSA 1	1,208.40
1824	Cash - Special Assessment - PSA 4	25,715.91
1825	Cash - Special Assessment - PSA 5	1,991.24
Total CASH-SPECIAL ASSESSMENT		28,915.55
CASH - CONTINGENCY		
1851	Cash - Contingency - PSA 1	9,000.00
1852	Cash - Contingency - PSA 2	1,017.78
1854	Cash - Contingency - PSA 4	341.23
1855	Cash - Contingency - PSA 5	116.76
1858	Cash - Contingency - PSA 8	1,130.78
1860	Cash - Contingency - LC	1,605.60
Total CASH - CONTINGENCY		13,212.15
CASH - RESERVES		
1910	Capital Reserves - PSA 1	102,000.00
1920	Capital Reserves - PSA 2	34,164.32
1930	Capital Reserves - PSA 3	25,096.23
1940	Capital Reserves - PSA 4	8,079.52
1950	Capital Reserves - PSA 5	5,504.63
1954	Cash Reserves - Seal Coating - PSA 5	725.04
1955	Cash Reserves - Painting - PSA 6	541.70
1960	Capital Reserves - PSA 6	22,359.88
1970	Capital Reserves - PSA 7	2,319.99
1980	Capital Reserves - PSA 8	25,148.32
1990	Capital Reserves - LC	88,902.94
1992	Cash Reserves - Tree Fund - LC	2,532.55
1994	Cash Reserves - Transfer Fees - LC	9,600.00
1996	Cash Reserves - Bench Donations - LC	23.70
1998	Cash Reserves - Special Limited Memberships - LC	1,726.36
1999	Cash Reserves - LC Improvement Donations - LC	100.00
Total CASH - RESERVES		328,825.18
1997	Cash Reserves - Ice Cream _ LC	642.64
Total Cash		457,362.97
TOTAL ASSETS		457,362.97

2022 Year End Balance Sheet

Account Number	Account Name	Balance
LIABILITIES & CAPITAL		
Liabilities		
9999-2	Prepaid Monthly Assessments	7,893.00
Total Liabilities		7,893.00
Capital		
3100	Transfer to/from Savings	27,129.03
9999-5	Retained Earnings	445,110.17
	Calculated Retained Earnings	-20,222.23
	Calculated Prior Years Retained Earnings	-2,547.00
Total Capital		449,469.97
TOTAL LIABILITIES & CAPITAL		457,362.97