

Assets

OPERATING

10-10100-00 NSB Operating Account

\$48,550.65

Total OPERATING:

\$48,550.65

RESERVES FUNDS

11-13000-00 NSB Reserve MM Account

96,453.56

Total RESERVES FUNDS:

\$96,453.56

ACCOUNTS RECEIVABLE

12-19000-00 Accounts Receivable-Homeowners

1,787.00

Total ACCOUNTS RECEIVABLE:

\$1,787.00

Total Assets:

\$146,791.21

Liabilities & Equity

LIABILITIES

20-20050-00 Accounts Payable

2,248.72

Total LIABILITIES:

\$2,248.72

CURRENT LIABILITIES

25-25000-00 Prepaid Assessments

18,082.67

Total CURRENT LIABILITIES:

\$18,082.67

RESERVES

28-28000-00 Reserve Funds - Future

115,803.56

28-28012-00 2026 Roof Project Phase III

(19,350.00)

Total RESERVES:

\$96,453.56

EQUITY

30-39000-00 Retained Earnings-Pr Year's

21,960.51

Total EQUITY:

\$21,960.51

Net Income Gain / Loss

8,045.75

\$8,045.75

Total Liabilities & Equity:

\$146,791.21

Income Statement Budget vs. Actual

Williamsburg Manor Homeowners Association, Inc.

1/1/2026 - 01/31/2026

Date: 2/6/2026
Time: 7:38 am
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		Actual	Budget	\$ Over Budget	% of Budget
INCOME					
40-40000-00	Assessments/Dues	\$30,240.00	\$362,880.00	(\$332,640.00)	8.33%
Total INCOME:		\$30,240.00	\$362,880.00	(\$332,640.00)	8.33%
41-41100-00	Interest Fee Income	\$208.04	\$0.00	\$208.04	100.00%
41-41250-00	Collection Fee Income	\$40.00	\$0.00	\$40.00	100.00%
41-41275-00	Reimb. for Repairs	\$225.00	\$0.00	\$225.00	100.00%
		\$30,713.04	\$362,880.00	(\$332,166.96)	8.46%
EXPENSES					
50-50200-00	Management Contract	\$2,113.00	\$25,189.00	(\$23,076.00)	8.39%
50-50520-00	Postage/Printing/Supplies	\$129.99	\$1,800.00	(\$1,670.01)	7.22%
50-50530-00	Audit/Taxes	\$0.00	\$1,800.00	(\$1,800.00)	0.00%
50-50540-00	Legal Fees	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
50-50550-00	Insurance	\$0.00	\$85,000.00	(\$85,000.00)	0.00%
Total EXPENSES:		\$2,242.99	\$115,789.00	(\$113,546.01)	1.94%
POOL EXPENSES					
60-60100-00	Pool Management Contract	\$944.70	\$10,900.00	(\$9,955.30)	8.67%
60-60110-00	Pool Supplies	\$0.00	\$600.00	(\$600.00)	0.00%
60-60170-00	Pool Repairs/Maintenance	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
60-60180-00	Pool Permits	\$0.00	\$400.00	(\$400.00)	0.00%
Total POOL EXPENSES:		\$944.70	\$13,900.00	(\$12,955.30)	6.80%
CLUBHOUSE					
61-61400-00	Clubhouse Maint & Repairs	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
Total CLUBHOUSE:		\$0.00	\$1,000.00	(\$1,000.00)	0.00%
UTILITIES					
66-66200-00	Electric	\$594.93	\$20,000.00	(\$19,405.07)	2.97%
66-66300-00	Water	\$3,191.85	\$35,000.00	(\$31,808.15)	9.12%
66-66400-00	Phone/TV Lines	\$0.00	\$1,800.00	(\$1,800.00)	0.00%
Total UTILITIES:		\$3,786.78	\$56,800.00	(\$53,013.22)	6.67%
GROUNDS MAINTENANCE EXP					
70-70000-00	Grounds Maintenance Contract	\$1,950.00	\$23,400.00	(\$21,450.00)	8.33%
70-70010-00	Grounds - Other	\$250.00	\$3,000.00	(\$2,750.00)	8.33%
70-70020-00	Grounds - Tree Removal	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
Total GROUNDS MAINTENANCE EXP:		\$2,200.00	\$31,400.00	(\$29,200.00)	7.01%
BUILDING MAINTENANCE					
80-80000-00	Building Repair & Maintenance	\$2,333.62	\$15,000.00	(\$12,666.38)	15.56%
80-80220-00	Maintenance- Plumbing	\$965.25	\$7,000.00	(\$6,034.75)	13.79%
80-80230-00	Termite Warranty	\$0.00	\$2,160.00	(\$2,160.00)	0.00%
Total BUILDING MAINTENANCE:		\$3,298.87	\$24,160.00	(\$20,861.13)	13.65%
RESERVES					
86-86100-00	Reserve Fund Transfer	\$9,985.91	\$119,831.00	(\$109,845.09)	8.33%
86-86110-00	Reserve Interest	\$208.04	\$0.00	\$208.04	100.00%
Total RESERVES:		\$10,193.95	\$119,831.00	(\$109,637.05)	8.51%
		\$22,667.29	\$362,880.00	(\$340,212.71)	6.25%

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Income Statement Summary - Operating

Williamsburg Manor Homeowners Association, Inc.

Fiscal Period: January 2026

Date: 2/6/2026

Time: 7:38 am

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
INCOME													
40000-00 Assessments/Dues	\$30,240.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,240.00
Total INCOME	30,240.00	-	-	-	-	-	-	-	-	-	-	-	30,240.00
41-41100-00 Interest Fee	208.04	-	-	-	-	-	-	-	-	-	-	-	208.04
Income													
41-41250-00 Collection Fee	40.00	-	-	-	-	-	-	-	-	-	-	-	40.00
Income													
41-41275-00 Reimb. for	225.00	-	-	-	-	-	-	-	-	-	-	-	225.00
Repairs													
Total OPERATING INCOME	30,713.04	-	-	-	-	-	-	-	-	-	-	-	30,713.04
OPERATING EXPENSE													
EXPENSES													
50200-00 Management	2,113.00	-	-	-	-	-	-	-	-	-	-	-	2,113.00
Contract													
50520-00	129.99	-	-	-	-	-	-	-	-	-	-	-	129.99
Postage/Printing/Supplies													
Total EXPENSES	2,242.99	-	-	-	-	-	-	-	-	-	-	-	2,242.99
POOL EXPENSES													
60100-00 Pool Management	944.70	-	-	-	-	-	-	-	-	-	-	-	944.70
Contract													
Total POOL EXPENSES	944.70	-	-	-	-	-	-	-	-	-	-	-	944.70
UTILITIES													
66200-00 Electric	594.93	-	-	-	-	-	-	-	-	-	-	-	594.93
66300-00 Water	3,191.85	-	-	-	-	-	-	-	-	-	-	-	3,191.85
Total UTILITIES	3,786.78	-	-	-	-	-	-	-	-	-	-	-	3,786.78
GROUNDS MAINTENANCE EXP													
70000-00 Grounds	1,950.00	-	-	-	-	-	-	-	-	-	-	-	1,950.00
Maintenance Contract													
70010-00 Grounds - Other	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
Total GROUNDS	2,200.00	-	-	-	-	-	-	-	-	-	-	-	2,200.00
MAINTENANCE EXP													
BUILDING MAINTENANCE													
80000-00 Building Repair &	2,333.62	-	-	-	-	-	-	-	-	-	-	-	2,333.62
Maintenance													
80220-00 Maintenance-	965.25	-	-	-	-	-	-	-	-	-	-	-	965.25
Plumbing													
Total BUILDING	3,298.87	-	-	-	-	-	-	-	-	-	-	-	3,298.87
MAINTENANCE RESERVES													
86100-00 Reserve Fund	9,985.91	-	-	-	-	-	-	-	-	-	-	-	9,985.91
Transfer													
86110-00 Reserve Interest	208.04	-	-	-	-	-	-	-	-	-	-	-	208.04
Total RESERVES	10,193.95	-	-	-	-	-	-	-	-	-	-	-	10,193.95
Total OPERATING EXPENSE	22,667.29	-	-	-	-	-	-	-	-	-	-	-	22,667.29
Net Income:	8,045.75	-	-	-	-	-	-	-	-	-	-	-	8,045.75