APRIL 2025 B&I REPORTS

Grande Property Services

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

Tuesday, May 13, 2025

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

Run Date: 05/13/2025
Run Time: 01:57 PM

BALANCE SHEET

As of: 04/30/2025

Assets

Account #	Account Name	Total
Asset		
1003	Operating	$88,751.04
1900	A/R Assessments	$23,577.07
1920	Prepaid Legal	$6,102.36
	ASSET TOTAL:	$118,430.47
	TOTAL ASSETS:	$118,430.47

Liabilities

Account #	Account Name	Total
Liability		
2000	Accounts Payable	$1,018.48
2020	Prepaid Owner Assessments	$1,461.81
	LIABILITY TOTAL:	$2,480.29
	TOTAL LIABILITIES:	$2,480.29

Equity

Account #	Account Name	Total
Members Equity		
3100	Fund Balance - Prior Years	$339.15
3200	Retained Earnings	$58,083.20
	MEMBERS EQUITY TOTAL:	$58,422.35
	Current Year Net Income/(Loss)	$57,527.83
	TOTAL EQUITY:	$115,950.18
	TOTAL LIABILITIES AND EQUITY:	$118,430.47

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WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4100 Assessment Income	0.00	5,131.50	(5,131.50)	61,578.00	20,526.00	41,052.00	61,578.00
4200 Late Fee	39.46	0.00	39.46	12.66	0.00	12.66	0.00
4220 Interest Charges	108.71	0.00	108.71	681.25	0.00	681.25	0.00
4300 Admin Fees	0.00	0.00	0.00	33.09	0.00	33.09	0.00
4310 Attorney Fees	(3,308.88)	0.00	(3,308.88)	2,643.46	0.00	2,643.46	0.00
4400 License Agreement	500.00	0.00	500.00	1,700.00	0.00	1,700.00	0.00
Income Total	**(2,660.71)**	**5,131.50**	**(7,792.21)**	**66,648.46**	**20,526.00**	**46,122.46**	**61,578.00**
Total Income	**(2,660.71)**	**5,131.50**	**(7,792.21)**	**66,648.46**	**20,526.00**	**46,122.46**	**61,578.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Common Expenses							
5010 Bad Debt	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
5015 Bank Service Charges	57.31	0.00	(57.31)	66.31	0.00	(66.31)	0.00
5075 Insurance	0.00	875.00	875.00	0.00	3,500.00	3,500.00	10,500.00
5375 Office Expense	0.00	104.17	104.17	1,605.08	416.68	(1,188.40)	1,250.00
5380 Postage	448.72	666.67	217.95	2,368.77	2,666.68	297.91	8,000.00
5385 Supplies/Printing	169.76	666.67	496.91	709.15	2,666.68	1,957.53	8,000.00
5387 Records Research	0.00	25.00	25.00	0.00	100.00	100.00	300.00
5390 Website	0.00	8.33	8.33	0.00	33.32	33.32	100.00
5395 State Filing Fee/Annual Report	0.00	5.17	5.17	0.00	20.68	20.68	62.00
5800 Financial Review/Tax Prep	400.00	29.17	(370.83)	400.00	116.68	(283.32)	350.00
5805 Legal Fees	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
5810 Prof Fee - Management	964.08	964.08	0.00	3,856.32	3,856.32	0.00	11,569.00
5815 Prof Other	0.00	166.67	166.67	115.00	666.68	551.68	2,000.00
5900 General Maintenance	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Common Expenses Total	**2,039.87**	**4,427.59**	**2,387.72**	**9,120.63**	**17,710.36**	**8,589.73**	**53,131.00**
Reserves Expenses							
9000 Reserve Allocation	0.00	0.00	0.00	0.00	8,447.00	8,447.00	8,447.00
Reserves Expenses Total	**0.00**	**0.00**	**0.00**	**0.00**	**8,447.00**	**8,447.00**	**8,447.00**
Total Expense	**2,039.87**	**4,427.59**	**2,387.72**	**9,120.63**	**26,157.36**	**17,036.73**	**61,578.00**
Net Income	**(4,700.58)**	**703.91**	**(5,404.49)**	**57,527.83**	**(5,631.36)**	**63,159.19**	**0.00**