

SEPTEMBER 2025 MONTHLY REPORT

Grande Property Services

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

Wednesday, October 8, 2025

**WATERVIEW PROPERTY OWNERS
ASSOCIATION, INC.**

Run Date: 10/08/2025
Run Time: 03:49 PM

**BALANCE SHEET
As of: 09/30/2025
Assets**

Account #	Account Name	Total
Asset		
1003	Operating	\$77,671.46
1900	A/R Assessments	\$15,865.78
1920	Prepaid Legal	\$13,958.36
	ASSET TOTAL:	\$107,495.60
	TOTAL ASSETS:	\$107,495.60

Liabilities

Account #	Account Name	Total
Liability		
2020	Prepaid Owner Assessments	\$1,703.18
	LIABILITY TOTAL:	\$1,703.18
	TOTAL LIABILITIES:	\$1,703.18

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)	\$47,370.07
	TOTAL EQUITY:	\$105,792.42
	TOTAL LIABILITIES AND EQUITY:	\$107,495.60

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

Run Date: 10/08/2025
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INCOME STATEMENT Start: 09/01/2025 | End: 09/30/2025 Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4100 Assessment Income	0.00	5,131.50	(5,131.50)	61,578.00	46,183.50	15,394.50	61,578.00
4200 Late Fee	23.20	0.00	23.20	55.81	0.00	55.81	0.00
4220 Interest Charges	33.71	0.00	33.71	1,023.55	0.00	1,023.55	0.00
4300 Admin Fees	0.00	0.00	0.00	42.45	0.00	42.45	0.00
4310 Attorney Fees	1,150.74	0.00	1,150.74	1,650.39	0.00	1,650.39	0.00
4400 License Agreement	0.00	0.00	0.00	2,900.00	0.00	2,900.00	0.00
Income Total	1,207.65	5,131.50	(3,923.85)	67,250.20	46,183.50	21,066.70	61,578.00

Total Income	1,207.65	5,131.50	(3,923.85)	67,250.20	46,183.50	21,066.70	61,578.00
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Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Common Expenses							
5010 Bad Debt	0.00	208.33	208.33	0.00	1,874.97	1,874.97	2,500.00
5015 Bank Service Charges	7.42	0.00	(7.42)	123.21	0.00	(123.21)	0.00
5075 Insurance	0.00	875.00	875.00	1,551.00	7,875.00	6,324.00	10,500.00
5375 Office Expense	0.00	104.17	104.17	1,880.60	937.53	(943.07)	1,250.00
5380 Postage	0.00	666.67	666.67	2,873.95	6,000.03	3,126.08	8,000.00
5385 Supplies/Printing	0.00	666.67	666.67	1,159.65	6,000.03	4,840.38	8,000.00
5387 Records Research	0.00	25.00	25.00	0.00	225.00	225.00	300.00
5390 Website	0.00	8.33	8.33	0.00	74.97	74.97	100.00
5395 State Filing Fee/Annual Report	0.00	5.17	5.17	0.00	46.53	46.53	62.00
5800 Financial Review/Tax Prep	0.00	29.17	29.17	400.00	262.53	(137.47)	350.00
5805 Legal Fees	1,744.00	583.33	(1,160.67)	3,100.00	5,249.97	2,149.97	7,000.00
5810 Prof Fee - Management	964.08	964.08	0.00	8,676.72	8,676.72	0.00	11,569.00
5815 Prof Other	0.00	166.67	166.67	115.00	1,500.03	1,385.03	2,000.00
5900 General Maintenance	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
Common Expenses Total	2,715.50	4,427.59	1,712.09	19,880.13	39,848.31	19,968.18	53,131.00

Reserves Expenses

9000 Reserve Allocation	0.00	703.92	703.92	0.00	6,335.28	6,335.28	8,447.00
Reserves Expenses Total	0.00	703.92	703.92	0.00	6,335.28	6,335.28	8,447.00

Total Expense	2,715.50	5,131.51	2,416.01	19,880.13	46,183.59	26,303.46	61,578.00
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Net Income	(1,507.85)	(0.01)	(1,507.84)	47,370.07	(0.09)	47,370.16	0.00
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WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.Run Date: 10/08/2025
Run Time: 03:49 PM**CHECK REGISTER - DETAILED**

START: 09/01/2025 | END: 09/30/2025

Date	Check	Vendor	Reference	Amount
CB&T EB&T Operating				
09/30/2025	ACH	CBTCC - CREWS BANK & TRUST CC	Go Daddy Fee	\$7.42
09/30/2025	Inv: 93025	Acct: 5015 - 000 - Bank Service Charges	Go Daddy Fee	\$4.42
09/30/2025	Inv: 93025	Acct: 5015 - 000 - Bank Service Charges	Monthly Maintenance charge	\$3.00
09/19/2025	122	GPSTMG - GRANDE PROPERTY SERVICES	Management Services	\$964.08
09/01/2025	Inv: 10449	Acct: 5810 - 000 - Prof Fee - Management	Management Services	\$964.08
09/19/2025	123	GPSOFC - GRANDE PROPERTY SERVICES	Reimbursement	\$406.97
08/20/2025	Inv: 10493	Acct: 5385 - 000 - Supplies/Printing	Reimbursement	\$42.00
08/20/2025	Inv: 10493	Acct: 5380 - 000 - Postage	Reimbursement	\$114.97
08/20/2025	Inv: 10493	Acct: 5385 - 000 - Supplies/Printing	Reimbursement	\$250.00
				Sub-Total: \$1,378.47

Total: \$1,378.47