

**W.V. Community Assoc. Inc.**

Balance Sheet  
As of 01/31/22

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
CK ST 60380314	106,177.57			106,177.57
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		121,469.46		121,469.46
CD 1		3,351.19		3,351.19
CD 2		3,443.17		3,443.17
CD 3		3,485.41		3,485.41
CD 4		6,890.78		6,890.78
CD 5		3,432.08		3,432.08
CD - 6		20,711.10		20,711.10
CD -7		20,711.10		20,711.10
CD-8		20,320.64		20,320.64
Assessment Receivable	6,480.00			6,480.00
Refundable Deposits	50.00			50.00
<b>TOTAL ASSETS</b>	<u>112,907.57</u>	<u>203,814.93</u>	<u>.00</u>	<u>316,722.50</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
Accounts Payable	38,547.89			38,547.89
<b>Subtotal Current Liab.</b>	<u>38,547.89</u>	<u>.00</u>	<u>.00</u>	<u>38,547.89</u>
<b>RESERVES:</b>				
Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,810.54		1,810.54
Reserves - Paint		11,370.02		11,370.02
Reserves - Pavement/Roads		112,726.28		112,726.28
Reserve - Bldg Roof		19,917.93		19,917.93
Reserves - Pool		8,255.62		8,255.62
Reserves-Recreation Amenities		11,401.00		11,401.00
Reserves - Clubhouse AC		2,739.00		2,739.00
Reserves - Pumps & Motors		14,001.00		14,001.00
Reserves - Lake Bank		21,475.34		21,475.34
<b>Subtotal Reserves</b>	<u>.00</u>	<u>203,814.93</u>	<u>.00</u>	<u>203,814.93</u>
<b>EQUITY:</b>				
Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	6,172.39	.00	.00	6,172.39

**W.V. Community Assoc. Inc.**

Balance Sheet  
As of 01/31/22

Account Description	Operating	Reserves	Other	Totals
Subtotal Equity	74,359.68	.00	.00	74,359.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>112,907.57</b>	<b>203,814.93</b>	<b>.00</b>	<b>316,722.50</b>
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**W.V. Community Assoc. Inc.**

Income/Expense Statement  
 Period: 01/01/22 to 01/31/22

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
Maintenance Fee Income	74,520.00	75,020.25	(500.25)	74,520.00	75,020.25	(500.25)	300,081.00
Prev Year Surplus	.00	20,000.00	(20,000.00)	.00	20,000.00	(20,000.00)	20,000.00
<b>Subtotal Income</b>	<b>74,520.00</b>	<b>95,020.25</b>	<b>(20,500.25)</b>	<b>74,520.00</b>	<b>95,020.25</b>	<b>(20,500.25)</b>	<b>320,081.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
Master Association Fees	14,490.00	14,490.00	.00	14,490.00	14,490.00	.00	14,490.00
Management Fees	1,490.00	1,490.00	.00	1,490.00	1,490.00	.00	17,880.00
Insurance Package	25,555.86	1,416.67	(24,139.19)	25,555.86	1,416.67	(24,139.19)	17,000.00
Accounting/Professional Fees	.00	25.00	25.00	.00	25.00	25.00	300.00
Legal Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
Taxes - Prop	.00	8.33	8.33	.00	8.33	8.33	100.00
Division/Corporation Fees	.00	5.08	5.08	.00	5.08	5.08	61.00
Administrative Fees	40.19	208.33	168.14	40.19	208.33	168.14	2,500.00
Telephone	187.16	175.00	(12.16)	187.16	175.00	(12.16)	2,100.00
Contingency	.00	708.33	708.33	.00	708.33	708.33	8,500.00
<b>General &amp; Administrative</b>	<b>41,763.21</b>	<b>18,610.07</b>	<b>(23,153.14)</b>	<b>41,763.21</b>	<b>18,610.07</b>	<b>(23,153.14)</b>	<b>63,931.00</b>
<b>Grounds Care</b>							
Lawn Care Contract	3,939.75	3,939.75	.00	3,939.75	3,939.75	.00	47,277.00
Irrigation Maint/Repair	1,192.33	583.33	(609.00)	1,192.33	583.33	(609.00)	7,000.00
Tree/Palm Trim & Removal	250.00	583.33	333.33	250.00	583.33	333.33	7,000.00
Mulch	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Grounds - Other	1,272.78	1,416.67	143.89	1,272.78	1,416.67	143.89	17,000.00
<b>Grounds Care</b>	<b>6,654.86</b>	<b>6,773.08</b>	<b>118.22</b>	<b>6,654.86</b>	<b>6,773.08</b>	<b>118.22</b>	<b>81,277.00</b>
<b>Pools/Clubhouse</b>							
Pool Maintenance Contract	1,440.00	1,550.00	110.00	1,440.00	1,550.00	110.00	18,600.00
Pool Repair	.00	833.33	833.33	.00	833.33	833.33	10,000.00
Pool Supplies	30.00	.00	(30.00)	30.00	.00	(30.00)	.00
Pool Permit	.00	91.67	91.67	.00	91.67	91.67	1,100.00
Fountain Repair	.00	83.33	83.33	.00	83.33	83.33	1,000.00
Lake Contract	1,100.00	1,200.00	100.00	1,100.00	1,200.00	100.00	14,400.00
Lake Other / Drainage	.00	416.67	416.67	.00	416.67	416.67	5,000.00
<b>Pools/Clubhouse</b>	<b>2,570.00</b>	<b>4,175.00</b>	<b>1,605.00</b>	<b>2,570.00</b>	<b>4,175.00</b>	<b>1,605.00</b>	<b>50,100.00</b>
<b>Utilities/Pest Control</b>							
Water/Sewer	420.16	416.67	(3.49)	420.16	416.67	(3.49)	5,000.00

**W.V. Community Assoc. Inc.**

Income/Expense Statement  
 Period: 01/01/22 to 01/31/22

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Electric	2,889.86	2,500.00	(389.86)	2,889.86	2,500.00	(389.86)	30,000.00
Pest Control	194.50	166.67	(27.83)	194.50	166.67	(27.83)	2,000.00
Utilities/Pest Control	3,504.52	3,083.34	(421.18)	3,504.52	3,083.34	(421.18)	37,000.00
Maintenance							
Bldg Maintenance	5,243.14	833.33	(4,409.81)	5,243.14	833.33	(4,409.81)	10,000.00
Clubhouse Cleaning	886.92	1,083.33	196.41	886.92	1,083.33	196.41	13,000.00
Fire System Maintenance/Repair	188.96	250.00	61.04	188.96	250.00	61.04	3,000.00
Capital Maintenance	.00	2,666.67	2,666.67	.00	2,666.67	2,666.67	32,000.00
Maintenance	6,319.02	4,833.33	(1,485.69)	6,319.02	4,833.33	(1,485.69)	58,000.00
Reserve Contribution							
Reserves - Pavement/Roads	5,525.00	5,525.00	.00	5,525.00	5,525.00	.00	22,100.00
Reserves - Bldg Roof	347.00	347.00	.00	347.00	347.00	.00	1,388.00
Reserves - Pool/Spa	822.00	822.00	.00	822.00	822.00	.00	3,288.00
Reserves-Recreation Amenities	486.00	485.50	(.50)	486.00	485.50	(.50)	1,942.00
Reserves - Clubhouse A/C	220.00	220.00	.00	220.00	220.00	.00	880.00
Reserves - Pumps & Motors	136.00	136.00	.00	136.00	136.00	.00	544.00
Reserve Contribution	7,536.00	7,535.50	(.50)	7,536.00	7,535.50	(.50)	30,142.00
<b>TOTAL EXPENSES</b>	<b>68,347.61</b>	<b>45,010.32</b>	<b>(23,337.29)</b>	<b>68,347.61</b>	<b>45,010.32</b>	<b>(23,337.29)</b>	<b>320,450.00</b>
Current Year Net Income/(loss)	6,172.39	50,009.93	(43,837.54)	6,172.39	50,009.93	(43,837.54)	(369.00)
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