

W.V. Community Assoc. Inc.

Balance Sheet As of 02/28/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK ST 60380314	50,018.38			50,018.38
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		121,470.37		121,470.37
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
TOTAL ASSETS	<u>56,748.38</u>	<u>203,815.84</u>	<u>.00</u>	<u>260,564.22</u>
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	(125.39)			(125.39)
Subtotal Current Liab.	<u>(125.39)</u>	<u>.00</u>	<u>.00</u>	<u>(125.39)</u>
RESERVES:				
Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,811.45		1,811.45
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
Subtotal Reserves	<u>.00</u>	<u>203,815.84</u>	<u>.00</u>	<u>203,815.84</u>
EQUITY:				
Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	(11,313.52)	.00	.00	(11,313.52)

W.V. Community Assoc. Inc.

Balance Sheet
As of 02/28/22

Account Description	Operating	Reserves	Other	Totals
Subtotal Equity	56,873.77	.00	.00	56,873.77
TOTAL LIABILITIES & EQUITY	56,748.38	203,815.84	.00	260,564.22
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W.V. Community Assoc. Inc.

Income/Expense Statement
Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	.00	.00	.00	74,520.00	75,020.25	(500.25)	300,081.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	.00	.00	.00	74,520.00	95,020.25	(20,500.25)	320,081.00
EXPENSES								
General & Administrative								
07010	Master Association Fees	.00	.00	.00	14,490.00	14,490.00	.00	14,490.00
07015	Management Fees	1,490.00	1,490.00	.00	2,980.00	2,980.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	2,833.34	(22,722.52)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	50.00	50.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	16.66	16.66	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	.00	10.16	10.16	61.00
07050	Administrative Fees	70.40	208.33	137.93	110.59	416.66	306.07	2,500.00
07055	Telephone	185.62	175.00	(10.62)	372.78	350.00	(22.78)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	1,416.66	1,416.66	8,500.00
	General & Administrative	1,746.02	4,120.07	2,374.05	43,509.23	22,730.14	(20,779.09)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	7,879.50	7,879.50	.00	47,277.00
08220	Irrigation Maint/Repair	77.82	583.33	505.51	1,270.15	1,166.66	(103.49)	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	1,166.66	916.66	7,000.00
08270	Mulch	.00	250.00	250.00	.00	500.00	500.00	3,000.00
08290	Grounds - Other	1,706.99	1,416.67	(290.32)	2,979.77	2,833.34	(146.43)	17,000.00
	Grounds Care	5,724.56	6,773.08	1,048.52	12,379.42	13,546.16	1,166.74	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,470.00	1,550.00	80.00	2,910.00	3,100.00	190.00	18,600.00
08511	Pool Repair	254.40	833.33	578.93	254.40	1,666.66	1,412.26	10,000.00
08513	Pool Supplies	.00	.00	.00	30.00	.00	(30.00)	.00
08517	Pool Permit	.00	91.67	91.67	.00	183.34	183.34	1,100.00
08526	Fountain Repair	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08530	Lake Contract	1,100.00	1,200.00	100.00	2,200.00	2,400.00	200.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	833.34	833.34	5,000.00
	Pools/Clubhouse	2,824.40	4,175.00	1,350.60	5,394.40	8,350.00	2,955.60	50,100.00
Utilities/Pest Control								
08610	Water/Sewer	404.08	416.67	12.59	824.24	833.34	9.10	5,000.00

W.V. Community Assoc. Inc.

Income/Expense Statement
 Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08640	Electric	3,922.48	2,500.00	(1,422.48)	6,812.34	5,000.00	(1,812.34)	30,000.00
08655	Pest Control	95.00	166.67	71.67	289.50	333.34	43.84	2,000.00
	Utilities/Pest Control	4,421.56	3,083.34	(1,338.22)	7,926.08	6,166.68	(1,759.40)	37,000.00
Maintenance								
08710	Bldg Maintenance	345.00	833.33	488.33	5,588.14	1,666.66	(3,921.48)	10,000.00
08711	Clubhouse Maintainance	1,877.60	.00	(1,877.60)	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	.00	1,083.33	1,083.33	886.92	2,166.66	1,279.74	13,000.00
08771	Fire System Maintenance/Repai	546.77	250.00	(296.77)	735.73	500.00	(235.73)	3,000.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	5,333.34	5,333.34	32,000.00
	Maintenance	2,769.37	4,833.33	2,063.96	9,088.39	9,666.66	578.27	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	.00	.00	.00	5,525.00	5,525.00	.00	22,100.00
09025	Reserves - Bldg Roof	.00	.00	.00	347.00	347.00	.00	1,388.00
09030	Reserves - Pool/Spa	.00	.00	.00	822.00	822.00	.00	3,288.00
09031	Reserves-Recreation Amenities	.00	.00	.00	486.00	485.50	(.50)	1,942.00
09033	Reserves - Clubhouse A/C	.00	.00	.00	220.00	220.00	.00	880.00
09055	Reserves - Pumps & Motors	.00	.00	.00	136.00	136.00	.00	544.00
	Reserve Contribution	.00	.00	.00	7,536.00	7,535.50	(.50)	30,142.00
TOTAL EXPENSES		17,485.91	22,984.82	5,498.91	85,833.52	67,995.14	(17,838.38)	320,450.00
Current Year Net Income/(loss)		(17,485.91)	(22,984.82)	5,498.91	(11,313.52)	27,025.11	(38,338.63)	(369.00)

W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 02/28/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Clubhouse Maintainance	0	1878	0	0	0	0	0	0	0	0	0	0	1878
Clubhouse Cleaning	887	0	0	0	0	0	0	0	0	0	0	0	887
Fire System Maintenance/R	189	547	0	0	0	0	0	0	0	0	0	0	736
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Maintenance	6319	2769	0	0	0	0	0	0	0	0	0	0	9088
Reserve Contribution													
Reserves - Pavement/Roads	5525	0	0	0	0	0	0	0	0	0	0	0	5525
Reserves - Bldg Roof	347	0	0	0	0	0	0	0	0	0	0	0	347
Reserves - Pool/Spa	822	0	0	0	0	0	0	0	0	0	0	0	822
Reserves-Recreation Amen	486	0	0	0	0	0	0	0	0	0	0	0	486
Reserves - Clubhouse A/C	220	0	0	0	0	0	0	0	0	0	0	0	220
Reserves - Pumps & Motors	136	0	0	0	0	0	0	0	0	0	0	0	136
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Reserve Contribution	7536	0	0	0	0	0	0	0	0	0	0	0	7536
TOTAL EXPENSES	68348	17486	0	0	0	0	0	0	0	0	0	0	85834
CURRENT YEAR NET INCOME/	6172	17486-	0	0	0	0	0	0	0	0	0	0	11314-

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