

W.V. Community Assoc. Inc.

Balance Sheet
As of 04/30/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK ST 60380314	94,342.86			94,342.86
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		129,008.40		129,008.40
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
Refundable Deposits	50.00			50.00
TOTAL ASSETS	<u>94,592.86</u>	<u>211,353.87</u>	<u>.00</u>	<u>305,946.73</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	5,700.42			5,700.42
Subtotal Current Liab.	<u>5,700.42</u>	<u>.00</u>	<u>.00</u>	<u>5,700.42</u>

RESERVES:

Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,813.48		1,813.48
Reserves - Paint		11,370.02		11,370.02
Reserves - Pavement/Roads		118,251.28		118,251.28
Reserve - Bldg Roof		20,264.93		20,264.93
Reserves - Pool		9,077.62		9,077.62
Reserves-Recreation Amenities		11,887.00		11,887.00
Reserves - Clubhouse AC		2,959.00		2,959.00
Reserves - Pumps & Motors		14,137.00		14,137.00
Reserves - Lake Bank		21,475.34		21,475.34
Subtotal Reserves	<u>.00</u>	<u>211,353.87</u>	<u>.00</u>	<u>211,353.87</u>

EQUITY:

Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	20,705.15	.00	.00	20,705.15
Subtotal Equity	<u>88,892.44</u>	<u>.00</u>	<u>.00</u>	<u>88,892.44</u>

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Balance Sheet
As of 04/30/22

Account Description	Operating	Reserves	Other	Totals
TOTAL LIABILITIES & EQUITY	94,592.86	211,353.87	.00	305,946.73
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W.V. Community Assoc. Inc.

Income/Expense Statement
Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	74,520.00	75,020.25	(500.25)	149,040.00	150,040.50	(1,000.50)	300,081.00
06510	Rental/Sale App Income	200.00	.00	200.00	200.00	.00	200.00	.00
06910	Interest Income	.75	.00	.75	1.05	.00	1.05	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	74,720.75	75,020.25	(299.50)	149,241.05	170,040.50	(20,799.45)	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	5,960.00	5,960.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	5,666.68	(19,889.18)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	100.00	100.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	333.32	333.32	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	33.32	33.32	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	61.25	20.32	(40.93)	61.00
07050	Administrative Fees	1,835.21	208.33	(1,626.88)	2,001.75	833.32	(1,168.43)	2,500.00
07055	Telephone	185.62	175.00	(10.62)	744.02	700.00	(44.02)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	2,833.32	2,833.32	8,500.00
	General & Administrative	3,510.83	4,120.07	609.24	48,812.88	30,970.28	(17,842.60)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	15,759.00	15,759.00	.00	47,277.00
08220	Irrigation Maint/Repair	356.95	583.33	226.38	1,627.10	2,333.32	706.22	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	2,333.32	2,083.32	7,000.00
08270	Mulch	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
08290	Grounds - Other	1,390.00	1,416.67	26.67	4,369.77	5,666.68	1,296.91	17,000.00
	Grounds Care	5,686.70	6,773.08	1,086.38	22,005.87	27,092.32	5,086.45	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,170.00	1,550.00	380.00	5,550.00	6,200.00	650.00	18,600.00
08511	Pool Repair	1,451.00	833.33	(617.67)	1,705.40	3,333.32	1,627.92	10,000.00
08513	Pool Supplies	.00	.00	.00	30.00	.00	(30.00)	.00
08517	Pool Permit	.00	91.67	91.67	.00	366.68	366.68	1,100.00
08525	Fountain Maintenance Contract	145.00	.00	(145.00)	145.00	.00	(145.00)	.00
08526	Fountain Repair	.00	83.33	83.33	.00	333.32	333.32	1,000.00
08530	Lake Contract	1,245.00	1,200.00	(45.00)	4,545.00	4,800.00	255.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
	Pools/Clubhouse	4,011.00	4,175.00	164.00	11,975.40	16,700.00	4,724.60	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 04/01/22 to 04/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities/Pest Control								
08610	Water/Sewer	353.36	416.67	63.31	1,547.04	1,666.68	119.64	5,000.00
08640	Electric	2,938.33	2,500.00	(438.33)	13,708.40	10,000.00	(3,708.40)	30,000.00
08655	Pest Control	32.50	166.67	134.17	532.00	666.68	134.68	2,000.00
	Utilities/Pest Control	3,324.19	3,083.34	(240.85)	15,787.44	12,333.36	(3,454.08)	37,000.00
Maintenance								
08710	Bldg Maintenance	787.00	833.33	46.33	8,660.50	3,333.32	(5,327.18)	10,000.00
08711	Clubhouse Maintainance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	921.56	1,083.33	161.77	3,608.48	4,333.32	724.84	13,000.00
08771	Fire System Maintenance/Repai	.00	250.00	250.00	735.73	1,000.00	264.27	3,000.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	10,666.68	10,666.68	32,000.00
	Maintenance	1,708.56	4,833.33	3,124.77	14,882.31	19,333.32	4,451.01	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	5,525.00	5,525.00	.00	11,050.00	11,050.00	.00	22,100.00
09025	Reserves - Bldg Roof	347.00	347.00	.00	694.00	694.00	.00	1,388.00
09030	Reserves - Pool/Spa	822.00	822.00	.00	1,644.00	1,644.00	.00	3,288.00
09031	Reserves-Recreation Amenities	486.00	485.50	(.50)	972.00	971.00	(1.00)	1,942.00
09033	Reserves - Clubhouse A/C	220.00	220.00	.00	440.00	440.00	.00	880.00
09055	Reserves - Pumps & Motors	136.00	136.00	.00	272.00	272.00	.00	544.00
	Reserve Contribution	7,536.00	7,535.50	(.50)	15,072.00	15,071.00	(1.00)	30,142.00
	TOTAL EXPENSES	25,777.28	30,520.32	4,743.04	128,535.90	121,500.28	(7,035.62)	320,450.00
	Current Year Net Income/(loss)	48,943.47	44,499.93	4,443.54	20,705.15	48,540.22	(27,835.07)	(369.00)
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 04/30/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
INCOME:													
Maintenance Fee Income	74520	0	0	74520	0	0	0	0	0	0	0	0	149040
Rental/Sale App Income	0	0	0	200	0	0	0	0	0	0	0	0	200
Interest Income	0	0	0	1	0	0	0	0	0	0	0	0	1
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Subtotal Income	74520	0	0	74721	0	0	0	0	0	0	0	0	149241
EXPENSES													
General & Administrative													
Master Association Fees	14490	0	0	0	0	0	0	0	0	0	0	0	14490
Management Fees	1490	1490	1490	1490	0	0	0	0	0	0	0	0	5960
Insurance Package	25556	0	0	0	0	0	0	0	0	0	0	0	25556
Division/Corporation Fees	0	0	61	0	0	0	0	0	0	0	0	0	61
Administrative Fees	40	70	56	1835	0	0	0	0	0	0	0	0	2002
Telephone	187	186	186	186	0	0	0	0	0	0	0	0	744
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General & Administra	41763	1746	1793	3511	0	0	0	0	0	0	0	0	48813
Grounds Care													
Lawn Care Contract	3940	3940	3940	3940	0	0	0	0	0	0	0	0	15759
Irrigation Maint/Repair	1192	78	0	357	0	0	0	0	0	0	0	0	1627
Tree/Palm Trim & Removal	250	0	0	0	0	0	0	0	0	0	0	0	250
Grounds - Other	1273	1707	0	1390	0	0	0	0	0	0	0	0	4370
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Grounds Care	6655	5725	3940	5687	0	0	0	0	0	0	0	0	22006
Pools/Clubhouse													
Pool Maintenance Contract	1440	1470	1470	1170	0	0	0	0	0	0	0	0	5550
Pool Repair	0	254	0	1451	0	0	0	0	0	0	0	0	1705
Pool Supplies	30	0	0	0	0	0	0	0	0	0	0	0	30
Fountain Maintenance Cont	0	0	0	145	0	0	0	0	0	0	0	0	145
Lake Contract	1100	1100	1100	1245	0	0	0	0	0	0	0	0	4545
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Pools/Clubhouse	2570	2824	2570	4011	0	0	0	0	0	0	0	0	11975
Utilities/Pest Control													
Water/Sewer	420	404	369	353	0	0	0	0	0	0	0	0	1547
Electric	2890	4060	3820	2938	0	0	0	0	0	0	0	0	13708
Pest Control	195	95	210	33	0	0	0	0	0	0	0	0	532
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 04/30/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities/Pest Contr	3505	4559	4400	3324	0	0	0	0	0	0	0	0	15787
Maintenance													
Bldg Maintenance	5243	345	2285	787	0	0	0	0	0	0	0	0	8661
Clubhouse Maintainance	0	1878	0	0	0	0	0	0	0	0	0	0	1878
Clubhouse Cleaning	887	0	1800	922	0	0	0	0	0	0	0	0	3608
Fire System Maintenance/R	189	547	0	0	0	0	0	0	0	0	0	0	736
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Maintenance	6319	2769	4085	1709	0	0	0	0	0	0	0	0	14882
Reserve Contribution													
Reserves - Pavement/Roads	5525	0	0	5525	0	0	0	0	0	0	0	0	11050
Reserves - Bldg Roof	347	0	0	347	0	0	0	0	0	0	0	0	694
Reserves - Pool/Spa	822	0	0	822	0	0	0	0	0	0	0	0	1644
Reserves-Recreation Ameni	486	0	0	486	0	0	0	0	0	0	0	0	972
Reserves - Clubhouse A/C	220	0	0	220	0	0	0	0	0	0	0	0	440
Reserves - Pumps & Motors	136	0	0	136	0	0	0	0	0	0	0	0	272
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Reserve Contribution	7536	0	0	7536	0	0	0	0	0	0	0	0	15072
TOTAL EXPENSES	68348	17623	16788	25777	0	0	0	0	0	0	0	0	128536
CURRENT YEAR NET INCOME/	6172	17623-	16787-	48943	0	0	0	0	0	0	0	0	20705

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