

W.V. Community Assoc. Inc.

Balance Sheet
As of 05/31/22

Account Description	Operating	Reserves	Other	Totals
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ASSETS

CK ST 60380314	80,357.14			80,357.14
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		129,010.44		129,010.44
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>80,607.14</u>	<u>211,355.91</u>	<u>.00</u>	<u>291,963.05</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	5,382.15			5,382.15
Subtotal Current Liab.	<u>5,382.15</u>	<u>.00</u>	<u>.00</u>	<u>5,382.15</u>

RESERVES:

Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,815.52		1,815.52
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>211,355.91</u>	<u>.00</u>	<u>211,355.91</u>

EQUITY:

Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	7,037.70	.00	.00	7,037.70
Subtotal Equity	<u>75,224.99</u>	<u>.00</u>	<u>.00</u>	<u>75,224.99</u>

W.V. Community Assoc. Inc.

Balance Sheet
As of 05/31/22

Account Description	Operating	Reserves	Other	Totals
TOTAL LIABILITIES & EQUITY	80,607.14	211,355.91	.00	291,963.05
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W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	.00	.00	.00	149,040.00	150,040.50	(1,000.50)	300,081.00
06510	Rental/Sale App Income	.00	.00	.00	200.00	.00	200.00	.00
06910	Interest Income	.76	.00	.76	3.31	.00	3.31	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	.76	.00	.76	149,243.31	170,040.50	(20,797.19)	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	7,450.00	7,450.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	7,083.35	(18,472.51)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	125.00	125.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	416.65	416.65	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	41.65	41.65	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	61.25	25.40	(35.85)	61.00
07050	Administrative Fees	73.30	208.33	135.03	2,075.05	1,041.65	(1,033.40)	2,500.00
07055	Telephone	189.14	175.00	(14.14)	933.16	875.00	(58.16)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	3,541.65	3,541.65	8,500.00
	General & Administrative	1,752.44	4,120.07	2,367.63	50,565.32	35,090.35	(15,474.97)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	19,698.75	19,698.75	.00	47,277.00
08220	Irrigation Maint/Repair	.00	583.33	583.33	1,627.10	2,916.65	1,289.55	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	2,916.65	2,666.65	7,000.00
08270	Mutch	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08290	Grounds - Other	.00	1,416.67	1,416.67	4,369.77	7,083.35	2,713.58	17,000.00
	Grounds Care	3,939.75	6,773.08	2,833.33	25,945.62	33,865.40	7,919.78	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,590.00	1,550.00	(40.00)	7,140.00	7,750.00	610.00	18,600.00
08511	Pool Repair	.00	833.33	833.33	1,705.40	4,166.65	2,461.25	10,000.00
08513	Pool Supplies	.00	.00	.00	30.00	.00	(30.00)	.00
08517	Pool Permit	.00	91.67	91.67	.00	458.35	458.35	1,100.00
08525	Fountain Maintenance Contract	.00	.00	.00	145.00	.00	(145.00)	.00
08526	Fountain Repair	.00	83.33	83.33	.00	416.65	416.65	1,000.00
08530	Lake Contract	1,100.00	1,200.00	100.00	5,645.00	6,000.00	355.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
	Pools/Clubhouse	2,690.00	4,175.00	1,485.00	14,665.40	20,875.00	6,209.60	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 05/01/22 to 05/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities/Pest Control								
08610	Water/Sewer	432.52	416.67	(15.85)	1,979.56	2,083.35	103.79	5,000.00
08640	Electric	2,721.94	2,500.00	(221.94)	16,430.34	12,500.00	(3,930.34)	30,000.00
08655	Pest Control	95.00	166.67	71.67	627.00	833.35	206.35	2,000.00
	Utilities/Pest Control	3,249.46	3,083.34	(166.12)	19,036.90	15,416.70	(3,620.20)	37,000.00
Maintenance								
08710	Bldg Maintenance	1,038.06	833.33	(204.73)	9,698.56	4,166.65	(5,531.91)	10,000.00
08711	Clubhouse Maintainance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	1,000.00	1,083.33	83.33	4,608.48	5,416.65	808.17	13,000.00
08771	Fire System Maintenance/Repai	.00	250.00	250.00	735.73	1,250.00	514.27	3,000.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	13,333.35	13,333.35	32,000.00
	Maintenance	2,038.06	4,833.33	2,795.27	16,920.37	24,166.65	7,246.28	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	.00	.00	.00	11,050.00	11,050.00	.00	22,100.00
09025	Reserves - Bldg Roof	.00	.00	.00	694.00	694.00	.00	1,388.00
09030	Reserves - Pool/Spa	.00	.00	.00	1,644.00	1,644.00	.00	3,288.00
09031	Reserves-Recreation Amenities	.00	.00	.00	972.00	971.00	(1.00)	1,942.00
09033	Reserves - Clubhouse A/C	.00	.00	.00	440.00	440.00	.00	880.00
09055	Reserves - Pumps & Motors	.00	.00	.00	272.00	272.00	.00	544.00
	Reserve Contribution	.00	.00	.00	15,072.00	15,071.00	(1.00)	30,142.00
	TOTAL EXPENSES	13,669.71	22,984.82	9,315.11	142,205.61	144,485.10	2,279.49	320,450.00
	Current Year Net Income/(loss)	(13,668.95)	(22,984.82)	9,315.87	7,037.70	25,555.40	(18,517.70)	(369.00)

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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 05/31/22

	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	1	0	0	1	1	0	0	0	0	0	0	0	3
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Subtotal Income	74521	0	0	74721	1	0	0	0	0	0	0	0	149243
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	1490	0	0	0	0	0	0	0	7450
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	73	0	0	0	0	0	0	0	2075
Telephone	187	186	186	186	189	0	0	0	0	0	0	0	933
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General & Administra	41763	1746	1793	3511	1752	0	0	0	0	0	0	0	50565
Grounds Care													
Lawn Care Contract	3940	3940	3940	3940	3940	0	0	0	0	0	0	0	19699
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	3940	0	0	0	0	0	0	0	25946
Pools/Clubhouse													
Pool Maintenance Contract	1440	1470	1470	1170	1590	0	0	0	0	0	0	0	7140
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	1100	0	0	0	0	0	0	0	5645
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Pools/Clubhouse	2570	2824	2570	4011	2690	0	0	0	0	0	0	0	14665
Utilities/Pest Control													
Water/Sewer	420	404	369	353	433	0	0	0	0	0	0	0	1980
Electric	2890	4060	3820	2938	2722	0	0	0	0	0	0	0	16430
Pest Control	195	95	210	33	95	0	0	0	0	0	0	0	627
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 05/31/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities/Pest Contr	3505	4559	4400	3324	3249	0	0	0	0	0	0	0	19037
Maintenance													
Bldg Maintenance	5243	345	2285	787	1038	0	0	0	0	0	0	0	9699
Clubhouse Maintainance	0	1878	0	0	0	0	0	0	0	0	0	0	1878
Clubhouse Cleaning	867	0	1800	922	1000	0	0	0	0	0	0	0	4608
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	2038	0	0	0	0	0	0	0	16920
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	13670	0	0	0	0	0	0	0	142206
CURRENT YEAR NET INCOME/	6173	17623-	16787-	48943	13669-	0	0	0	0	0	0	0	7038

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