

W.V. Community Assoc. Inc.

Balance Sheet
As of 07/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK ST 60380314	122,269.25			122,269.25
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		129,011.10		129,011.10
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>128,999.25</u>	<u>211,356.57</u>	<u>.00</u>	<u>340,355.82</u>
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	5,529.60			5,529.60
Subtotal Current Liab.	<u>5,529.60</u>	<u>.00</u>	<u>.00</u>	<u>5,529.60</u>
RESERVES:				
Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,816.18		1,816.18
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>211,356.57</u>	<u>.00</u>	<u>211,356.57</u>
EQUITY:				
Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	55,282.36	.00	.00	55,282.36

W.V. Community Assoc. Inc.

Balance Sheet
As of 07/31/22

Account Description	Operating	Reserves	Other	Totals
Subtotal Equity	123,469.65	.00	.00	123,469.65
TOTAL LIABILITIES & EQUITY	128,999.25	211,356.57	.00	340,355.82
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W.V. Community Assoc. Inc.

Income/Expense Statement
Period: 07/01/22 to 07/31/22

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)	223,560.00	225,060.75	(1,500.75)	300,081.00
06510	Clubhouse Rental Income	100.00	.00	100.00	300.00	.00	300.00	.00
06910	Interest Income	.99	.00	.99	4.88	.00	4.88	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	74,620.99	75,020.25	(399.26)	223,864.88	245,060.75	(21,195.87)	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	10,430.00	10,430.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	9,916.69	(15,639.17)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	175.00	175.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	583.31	583.31	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	58.31	58.31	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	61.25	35.56	(25.69)	61.00
07050	Administrative Fees	33.80	208.33	174.53	2,154.65	1,458.31	(696.34)	2,500.00
07055	Telephone	190.05	175.00	(15.05)	1,312.35	1,225.00	(87.35)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	4,958.31	4,958.31	8,500.00
	General & Administrative	1,713.85	4,120.07	2,406.22	54,004.11	43,330.49	(10,673.62)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	27,578.25	27,578.25	.00	47,277.00
08220	Irrigation Maint/Repair	255.00	583.33	328.33	1,882.10	4,083.31	2,201.21	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	4,083.31	3,833.31	7,000.00
08270	Mulch	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
08290	Grounds - Other	.00	1,416.67	1,416.67	4,369.77	9,916.69	5,546.92	17,000.00
	Grounds Care	4,194.75	6,773.08	2,578.33	34,080.12	47,411.56	13,331.44	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,515.00	1,550.00	35.00	10,170.00	10,850.00	680.00	18,600.00
08511	Pool Repair	267.95	833.33	565.38	1,973.35	5,833.31	3,859.96	10,000.00
08513	Pool Supplies	.00	.00	.00	30.00	.00	(30.00)	.00
08517	Pool Permit	.00	91.67	91.67	1,075.00	641.69	(433.31)	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	583.31	583.31	1,000.00
08530	Lake Contract	1,287.00	1,200.00	(87.00)	8,054.00	8,400.00	346.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
	Pools/Clubhouse	3,069.95	4,175.00	1,105.05	21,447.35	29,225.00	7,777.65	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement
 Period: 07/01/22 to 07/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities/Pest Control								
08610	Water/Sewer	254.41	416.67	162.26	2,544.03	2,916.69	372.66	5,000.00
08640	Electric	1,978.08	2,500.00	521.92	20,595.36	17,500.00	(3,095.36)	30,000.00
08655	Pest Control	32.50	166.67	134.17	659.50	1,166.69	507.19	2,000.00
	Utilities/Pest Control	2,264.99	3,083.34	818.35	23,798.89	21,583.38	(2,215.51)	37,000.00
Maintenance								
08710	Bldg Maintenance	441.26	833.33	392.07	11,279.82	5,833.31	(5,446.51)	10,000.00
08711	Clubhouse Maintainance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	831.98	1,083.33	251.35	6,286.90	7,583.31	1,296.41	13,000.00
08771	Fire System Maintenance/Repai	.00	250.00	250.00	735.73	1,750.00	1,014.27	3,000.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	18,666.69	18,666.69	32,000.00
	Maintenance	1,273.24	4,833.33	3,560.09	20,180.05	33,833.31	13,653.26	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	.00	5,525.00	5,525.00	11,050.00	16,575.00	5,525.00	22,100.00
09025	Reserves - Bldg Roof	.00	347.00	347.00	694.00	1,041.00	347.00	1,388.00
09030	Reserves - Pool/Spa	.00	822.00	822.00	1,644.00	2,466.00	822.00	3,288.00
09031	Reserves-Recreation Amenities	.00	485.50	485.50	972.00	1,456.50	484.50	1,942.00
09033	Reserves - Clubhouse A/C	.00	220.00	220.00	440.00	660.00	220.00	880.00
09055	Reserves - Pumps & Motors	.00	136.00	136.00	272.00	408.00	136.00	544.00
	Reserve Contribution	.00	7,535.50	7,535.50	15,072.00	22,606.50	7,534.50	30,142.00
	TOTAL EXPENSES	12,516.78	30,520.32	18,003.54	168,582.52	197,990.24	29,407.72	320,450.00
	Current Year Net Income/(loss)	62,104.21	44,499.93	17,604.28	55,282.36	47,070.51	8,211.85	(369.00)
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 07/31/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
INCOME:													
Maintenance Fee Income	74520	0	0	74520	0	0	74520	0	0	0	0	0	223560
Clubhouse Rental Income	0	0	0	200	0	0	100	0	0	0	0	0	300
Interest Income	1	0	0	1	1	1	1	0	0	0	0	0	5
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Subtotal Income	74521	0	0	74721	1	1	74621	0	0	0	0	0	223865
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	1490	1490	0	0	0	0	0	10430
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	46	34	0	0	0	0	0	2155
Telephone	187	186	186	186	189	189	190	0	0	0	0	0	1312
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General & Administra	41763	1746	1793	3511	1752	1725	1714	0	0	0	0	0	54004
Grounds Care													
Lawn Care Contract	3940	3940	3940	3940	3940	3940	3940	0	0	0	0	0	27578
Irrigation Maint/Repair	1192	78	0	357	0	0	255	0	0	0	0	0	1882
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	3940	4195	0	0	0	0	0	34080
Pools/Clubhouse													
Pool Maintenance Contract	1440	1470	1470	1170	1590	1515	1515	0	0	0	0	0	10170
Pool Repair	0	254	0	1451	0	0	268	0	0	0	0	0	1973
Pool Supplies	30	0	0	0	0	0	0	0	0	0	0	0	30
Pool Permit	0	0	0	0	0	1075	0	0	0	0	0	0	1075
Fountain Maintenance Cont	0	0	0	145	0	0	0	0	0	0	0	0	145
Lake Contract	1100	1100	1100	1245	1100	1122	1287	0	0	0	0	0	8054
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Pools/Clubhouse	2570	2824	2570	4011	2690	3712	3070	0	0	0	0	0	21447
Utilities/Pest Control													
Water/Sewer	420	404	369	353	433	310	254	0	0	0	0	0	2544
Electric	2890	4059	3820	2938	2722	2188	1978	0	0	0	0	0	20595
Pest Control	195	95	210	33	95	0	33	0	0	0	0	0	660
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 07/31/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities/Pest Contr	3505	4558	4400	3324	3249	2498	2265	0	0	0	0	0	23799
Maintenance													
Bldg Maintenance	5243	345	2285	787	1038	1140	441	0	0	0	0	0	11280
Clubhouse Maintainance	0	1878	0	0	0	0	0	0	0	0	0	0	1878
Clubhouse Cleaning	887	0	1800	922	1000	846	832	0	0	0	0	0	6287
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	1986	1273	0	0	0	0	0	20180
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	17622	16788	25777	13670	13861	12517	0	0	0	0	0	168583
CURRENT YEAR NET INCOME/	6173	17622-	16787-	48943	13669-	13860-	62104	0	0	0	0	0	55282

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