

# W.V. Community Assoc. Inc.

## Balance Sheet As of 08/31/22

| Account Description             | Operating         | Reserves          | Other      | Totals            |
|---------------------------------|-------------------|-------------------|------------|-------------------|
| <b>ASSETS</b>                   |                   |                   |            |                   |
| CK ST 60380314                  | 103,041.66        |                   |            | 103,041.66        |
| Petty Cash - Operating          | 200.00            |                   |            | 200.00            |
| Cash Saving - Reserves          |                   | 136,547.70        |            | 136,547.70        |
| 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>109,771.66</u> | <u>218,893.17</u> | <u>.00</u> | <u>328,664.83</u> |
| <b>LIABILITIES &amp; EQUITY</b> |                   |                   |            |                   |
| <b>CURRENT LIABILITIES:</b>     |                   |                   |            |                   |
| Accounts Payable                | 9,038.21          |                   |            | 9,038.21          |
| <b>Subtotal Current Liab.</b>   | <u>9,038.21</u>   | <u>.00</u>        | <u>.00</u> | <u>9,038.21</u>   |
| <b>RESERVES:</b>                |                   |                   |            |                   |
| Reserves - Undesignated         |                   | 118.20            |            | 118.20            |
| Reserves Interest Income        |                   | 1,817.28          |            | 1,817.28          |
| Reserves - Paint                |                   | 11,370.02         |            | 11,370.02         |
| Reserves - Pavement/Roads       |                   | 123,775.78        |            | 123,775.78        |
| Reserve - Bldg Roof             |                   | 20,611.93         |            | 20,611.93         |
| Reserves - Pool                 |                   | 9,899.62          |            | 9,899.62          |
| Reserves-Recreation Amenities   |                   | 12,373.00         |            | 12,373.00         |
| Reserves - Clubhouse AC         |                   | 3,179.00          |            | 3,179.00          |
| Reserves - Pumps & Motors       |                   | 14,273.00         |            | 14,273.00         |
| Reserves - Lake Bank            |                   | 21,475.34         |            | 21,475.34         |
| <b>Subtotal Reserves</b>        | <u>.00</u>        | <u>218,893.17</u> | <u>.00</u> | <u>218,893.17</u> |
| <b>EQUITY:</b>                  |                   |                   |            |                   |
| Retained Earnings               | 68,187.29         |                   |            | 68,187.29         |
| Current Year Net Income/(Loss)  | 32,546.16         | .00               | .00        | 32,546.16         |

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

Balance Sheet  
As of 08/31/22

| Account Description                   | Operating         | Reserves          | Other      | Totals            |
|---------------------------------------|-------------------|-------------------|------------|-------------------|
| Subtotal Equity                       | 100,733.45        | .00               | .00        | 100,733.45        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>109,771.66</b> | <b>218,893.17</b> | <b>.00</b> | <b>328,664.83</b> |
|                                       | =====             | =====             | =====      | =====             |

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

Income/Expense Statement  
Period: 08/01/22 to 08/31/22

| Account                             | Description                         | Current Period  |                 |                 | Year-To-Date      |                   |                    | Yearly Budget     |
|-------------------------------------|-------------------------------------|-----------------|-----------------|-----------------|-------------------|-------------------|--------------------|-------------------|
|                                     |                                     | Actual          | Budget          | Variance        | Actual            | Budget            | Variance           |                   |
| <b>INCOME:</b>                      |                                     |                 |                 |                 |                   |                   |                    |                   |
| 06310                               | Maintenance Fee Income              | .00             | .00             | .00             | 223,560.00        | 225,060.75        | (1,500.75)         | 300,081.00        |
| 06510                               | Clubhouse Rental Income             | 150.00          | .00             | 150.00          | 450.00            | .00               | 450.00             | .00               |
| 06910                               | Interest Income                     | .96             | .00             | .96             | 5.84              | .00               | 5.84               | .00               |
| 06930                               | Prev Year Surplus                   | .00             | .00             | .00             | .00               | 20,000.00         | (20,000.00)        | 20,000.00         |
|                                     | <b>Subtotal Income</b>              | <b>150.96</b>   | <b>.00</b>      | <b>150.96</b>   | <b>224,015.84</b> | <b>245,060.75</b> | <b>(21,044.91)</b> | <b>320,081.00</b> |
| <b>EXPENSES</b>                     |                                     |                 |                 |                 |                   |                   |                    |                   |
| <b>General &amp; Administrative</b> |                                     |                 |                 |                 |                   |                   |                    |                   |
| 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             | 11,920.00         | 11,920.00         | .00                | 17,880.00         |
| 07020                               | Insurance Package                   | .00             | 1,416.67        | 1,416.67        | 25,555.86         | 11,333.36         | (14,222.50)        | 17,000.00         |
| 07030                               | Accounting/Professional Fees        | .00             | 25.00           | 25.00           | .00               | 200.00            | 200.00             | 300.00            |
| 07035                               | Legal Fees                          | .00             | 83.33           | 83.33           | .00               | 666.64            | 666.64             | 1,000.00          |
| 07036                               | Taxes - Prop                        | .00             | 8.33            | 8.33            | .00               | 66.64             | 66.64              | 100.00            |
| 07041                               | Division/Corporation Fees           | .00             | 5.08            | 5.08            | 61.25             | 40.64             | (20.61)            | 61.00             |
| 07050                               | Administrative Fees                 | 33.85           | 208.33          | 174.48          | 2,188.50          | 1,666.64          | (521.86)           | 2,500.00          |
| 07055                               | Telephone                           | 197.00          | 175.00          | (22.00)         | 1,509.35          | 1,400.00          | (109.35)           | 2,100.00          |
| 07060                               | Contingency                         | .00             | 708.33          | 708.33          | .00               | 5,666.64          | 5,666.64           | 8,500.00          |
|                                     | <b>General &amp; Administrative</b> | <b>1,720.85</b> | <b>4,120.07</b> | <b>2,399.22</b> | <b>55,724.96</b>  | <b>47,450.56</b>  | <b>(8,274.40)</b>  | <b>63,931.00</b>  |
| <b>Grounds Care</b>                 |                                     |                 |                 |                 |                   |                   |                    |                   |
| 08210                               | Lawn Care Contract                  | 3,939.75        | 3,939.75        | .00             | 31,518.00         | 31,518.00         | .00                | 47,277.00         |
| 08220                               | Irrigation Maint/Repair             | .00             | 583.33          | 583.33          | 1,882.10          | 4,666.64          | 2,784.54           | 7,000.00          |
| 08260                               | Tree/Palm Trim & Removal            | .00             | 583.33          | 583.33          | 250.00            | 4,666.64          | 4,416.64           | 7,000.00          |
| 08270                               | Mulch                               | .00             | 250.00          | 250.00          | .00               | 2,000.00          | 2,000.00           | 3,000.00          |
| 08290                               | Grounds - Other                     | 575.00          | 1,416.67        | 841.67          | 4,944.77          | 11,333.36         | 6,388.59           | 17,000.00         |
|                                     | <b>Grounds Care</b>                 | <b>4,514.75</b> | <b>6,773.08</b> | <b>2,258.33</b> | <b>38,594.87</b>  | <b>54,184.64</b>  | <b>15,589.77</b>   | <b>81,277.00</b>  |
| <b>Pools/Clubhouse</b>              |                                     |                 |                 |                 |                   |                   |                    |                   |
| 08510                               | Pool Maintenance Contract           | 1,515.00        | 1,550.00        | 35.00           | 11,685.00         | 12,400.00         | 715.00             | 18,600.00         |
| 08511                               | Pool Repair                         | 1,098.15        | 833.33          | (264.82)        | 3,071.50          | 6,666.64          | 3,595.14           | 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          | 733.36            | (341.64)           | 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               | 666.64            | 666.64             | 1,000.00          |
| 08530                               | Lake Contract                       | .00             | 1,200.00        | 1,200.00        | 8,054.00          | 9,600.00          | 1,546.00           | 14,400.00         |
| 08531                               | Lake Other / Drainage               | .00             | 416.67          | 416.67          | .00               | 3,333.36          | 3,333.36           | 5,000.00          |
|                                     | <b>Pools/Clubhouse</b>              | <b>2,613.15</b> | <b>4,175.00</b> | <b>1,561.85</b> | <b>24,060.50</b>  | <b>33,400.00</b>  | <b>9,339.50</b>    | <b>50,100.00</b>  |

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

Income/Expense Statement  
Period: 08/01/22 to 08/31/22

| Account                | Description                   | Actual      | Current Period |            | Actual     | Year-To-Date |            | Yearly Budget |
|------------------------|-------------------------------|-------------|----------------|------------|------------|--------------|------------|---------------|
|                        |                               |             | Budget         | Variance   |            | Budget       | Variance   |               |
| Utilities/Pest Control |                               |             |                |            |            |              |            |               |
| 08610                  | Water/Sewer                   | 229.66      | 416.67         | 187.01     | 2,773.69   | 3,333.36     | 559.67     | 5,000.00      |
| 08640                  | Electric                      | 1,866.40    | 2,500.00       | 633.60     | 22,461.76  | 20,000.00    | (2,461.76) | 30,000.00     |
| 08655                  | Pest Control                  | 95.00       | 166.67         | 71.67      | 754.50     | 1,333.36     | 578.86     | 2,000.00      |
|                        | Utilities/Pest Control        | 2,191.06    | 3,083.34       | 892.28     | 25,989.95  | 24,666.72    | (1,323.23) | 37,000.00     |
| Maintenance            |                               |             |                |            |            |              |            |               |
| 08710                  | Bldg Maintenance              | 3,280.25    | 833.33         | (2,446.92) | 14,560.07  | 6,666.64     | (7,893.43) | 10,000.00     |
| 08711                  | Clubhouse Maintainance        | .00         | .00            | .00        | 1,877.60   | .00          | (1,877.60) | .00           |
| 08712                  | Clubhouse Cleaning            | 1,031.60    | 1,083.33       | 51.73      | 7,318.50   | 8,666.64     | 1,348.14   | 13,000.00     |
| 08771                  | Fire System Maintenance/Repai | .00         | 250.00         | 250.00     | 735.73     | 2,000.00     | 1,264.27   | 3,000.00      |
| 08950                  | Capital Maintenance           | .00         | 2,666.67       | 2,666.67   | .00        | 21,333.36    | 21,333.36  | 32,000.00     |
|                        | Maintenance                   | 4,311.85    | 4,833.33       | 521.48     | 24,491.90  | 38,666.64    | 14,174.74  | 58,000.00     |
| Reserve Contribution   |                               |             |                |            |            |              |            |               |
| 09020                  | Reserves - Pavement/Roads     | 5,524.50    | .00            | (5,524.50) | 16,574.50  | 16,575.00    | .50        | 22,100.00     |
| 09025                  | Reserves - Bldg Roof          | 347.00      | .00            | (347.00)   | 1,041.00   | 1,041.00     | .00        | 1,388.00      |
| 09030                  | Reserves - Pool/Spa           | 822.00      | .00            | (822.00)   | 2,466.00   | 2,466.00     | .00        | 3,288.00      |
| 09031                  | Reserves-Recreation Amenities | 486.00      | .00            | (486.00)   | 1,458.00   | 1,456.50     | (1.50)     | 1,942.00      |
| 09033                  | Reserves - Clubhouse A/C      | 220.00      | .00            | (220.00)   | 660.00     | 660.00       | .00        | 880.00        |
| 09055                  | Reserves - Pumps & Motors     | 136.00      | .00            | (136.00)   | 408.00     | 408.00       | .00        | 544.00        |
|                        | Reserve Contribution          | 7,535.50    | .00            | (7,535.50) | 22,607.50  | 22,606.50    | (1.00)     | 30,142.00     |
|                        | TOTAL EXPENSES                | 22,887.16   | 22,984.82      | 97.66      | 191,469.68 | 220,975.06   | 29,505.38  | 320,450.00    |
|                        | Current Year Net Income/loss  | (22,736.20) | (22,984.82)    | 248.62     | 32,546.16  | 24,085.69    | 8,460.47   | (369.00)      |

# W.V. Community Assoc. Inc.

## Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 08/31/22

|                                     | JAN   | FEB  | MAR  | APR   | MAY  | JUN  | JUL   | AUG  | SEP | OCT | NOV | DEC | Total  |
|-------------------------------------|-------|------|------|-------|------|------|-------|------|-----|-----|-----|-----|--------|
| <b>INCOME:</b>                      |       |      |      |       |      |      |       |      |     |     |     |     |        |
| 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   | 150  | 0   | 0   | 0   | 0   | 450    |
| Interest Income                     | 1     | 0    | 0    | 1     | 1    | 1    | 1     | 1    | 0   | 0   | 0   | 0   | 6      |
| <hr/>                               |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Subtotal Income                     | 74521 | 0    | 0    | 74721 | 1    | 1    | 74621 | 151  | 0   | 0   | 0   | 0   | 224016 |
| <b>EXPENSES</b>                     |       |      |      |       |      |      |       |      |     |     |     |     |        |
| <b>General &amp; Administrative</b> |       |      |      |       |      |      |       |      |     |     |     |     |        |
| 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  | 1490 | 0   | 0   | 0   | 0   | 11920  |
| 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    | 34   | 0   | 0   | 0   | 0   | 2189   |
| Telephone                           | 187   | 186  | 186  | 186   | 189  | 189  | 190   | 197  | 0   | 0   | 0   | 0   | 1509   |
| <hr/>                               |       |      |      |       |      |      |       |      |     |     |     |     |        |
| General & Administra                | 41763 | 1746 | 1793 | 3511  | 1752 | 1725 | 1714  | 1721 | 0   | 0   | 0   | 0   | 55725  |
| <b>Grounds Care</b>                 |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Lawn Care Contract                  | 3940  | 3940 | 3940 | 3940  | 3940 | 3940 | 3940  | 3940 | 0   | 0   | 0   | 0   | 31518  |
| 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     | 575  | 0   | 0   | 0   | 0   | 4945   |
| <hr/>                               |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Grounds Care                        | 6655  | 5725 | 3940 | 5687  | 3940 | 3940 | 4195  | 4515 | 0   | 0   | 0   | 0   | 38595  |
| <b>Pools/Clubhouse</b>              |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Pool Maintenance Contract           | 1440  | 1470 | 1470 | 1170  | 1590 | 1515 | 1515  | 1515 | 0   | 0   | 0   | 0   | 11685  |
| Pool Repair                         | 0     | 254  | 0    | 1451  | 0    | 0    | 268   | 1098 | 0   | 0   | 0   | 0   | 3072   |
| 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   |
| <hr/>                               |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Pools/Clubhouse                     | 2570  | 2824 | 2570 | 4011  | 2690 | 3712 | 3070  | 2613 | 0   | 0   | 0   | 0   | 24061  |
| <b>Utilities/Pest Control</b>       |       |      |      |       |      |      |       |      |     |     |     |     |        |
| Water/Sewer                         | 420   | 404  | 369  | 353   | 433  | 310  | 254   | 230  | 0   | 0   | 0   | 0   | 2774   |
| Electric                            | 2890  | 4059 | 3820 | 2938  | 2722 | 2188 | 1978  | 1866 | 0   | 0   | 0   | 0   | 22462  |
| Pest Control                        | 195   | 95   | 210  | 33    | 95   | 0    | 33    | 95   | 0   | 0   | 0   | 0   | 755    |
| <hr/>                               |       |      |      |       |      |      |       |      |     |     |     |     |        |

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

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 08/31/22

|                                 | JAN          | FEB           | MAR           | APR          | MAY           | JUN           | JUL          | AUG           | SEP      | OCT      | NOV      | DEC      | Total         |
|---------------------------------|--------------|---------------|---------------|--------------|---------------|---------------|--------------|---------------|----------|----------|----------|----------|---------------|
| Utilities/Pest Contr            | 3505         | 4558          | 4400          | 3324         | 3249          | 2498          | 2265         | 2191          | 0        | 0        | 0        | 0        | 25990         |
| Maintenance                     |              |               |               |              |               |               |              |               |          |          |          |          |               |
| Bldg Maintenance                | 5243         | 345           | 2285          | 787          | 1038          | 1140          | 441          | 3280          | 0        | 0        | 0        | 0        | 14560         |
| Clubhouse Maintainance          | 0            | 1878          | 0             | 0            | 0             | 0             | 0            | 0             | 0        | 0        | 0        | 0        | 1878          |
| Clubhouse Cleaning              | 887          | 0             | 1800          | 922          | 1000          | 846           | 832          | 1032          | 0        | 0        | 0        | 0        | 7319          |
| Fire System Maintenance/R       | 189          | 547           | 0             | 0            | 0             | 0             | 0            | 0             | 0        | 0        | 0        | 0        | 736           |
| <b>Maintenance</b>              | <b>6319</b>  | <b>2769</b>   | <b>4085</b>   | <b>1709</b>  | <b>2038</b>   | <b>1986</b>   | <b>1273</b>  | <b>4312</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>24492</b>  |
| Reserve Contribution            |              |               |               |              |               |               |              |               |          |          |          |          |               |
| Reserves - Pavement/Roads       | 5525         | 0             | 0             | 5525         | 0             | 0             | 0            | 5525          | 0        | 0        | 0        | 0        | 16575         |
| Reserves - Bldg Roof            | 347          | 0             | 0             | 347          | 0             | 0             | 0            | 347           | 0        | 0        | 0        | 0        | 1041          |
| Reserves - Pool/Spa             | 822          | 0             | 0             | 822          | 0             | 0             | 0            | 822           | 0        | 0        | 0        | 0        | 2466          |
| Reserves-Recreation Ameri       | 486          | 0             | 0             | 486          | 0             | 0             | 0            | 486           | 0        | 0        | 0        | 0        | 1458          |
| Reserves - Clubhouse A/C        | 220          | 0             | 0             | 220          | 0             | 0             | 0            | 220           | 0        | 0        | 0        | 0        | 660           |
| Reserves - Pumps & Motors       | 136          | 0             | 0             | 136          | 0             | 0             | 0            | 136           | 0        | 0        | 0        | 0        | 408           |
| <b>Reserve Contribution</b>     | <b>7536</b>  | <b>0</b>      | <b>0</b>      | <b>7536</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>     | <b>7536</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>22608</b>  |
| <b>TOTAL EXPENSES</b>           | <b>68348</b> | <b>17622</b>  | <b>16788</b>  | <b>25777</b> | <b>13670</b>  | <b>13861</b>  | <b>12517</b> | <b>22887</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>191470</b> |
| <b>CURRENT YEAR NET INCOME/</b> | <b>6173</b>  | <b>17622-</b> | <b>16787-</b> | <b>48943</b> | <b>13669-</b> | <b>13860-</b> | <b>62104</b> | <b>22736-</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>32546</b>  |
| =====                           |              |               |               |              |               |               |              |               |          |          |          |          |               |