

W.V. Community Assoc. Inc.

Balance Sheet
As of 09/30/22

Account Description	Operating	Reserves	Other	Totals
Subtotal Equity	86,344.89	.00	.00	86,344.89
TOTAL LIABILITIES & EQUITY	91,216.24	218,894.29	.00	310,110.53
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W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	.00	.00	.00	223,560.00	225,060.75	(1,500.75)	300,081.00
06510	Clubhouse Rental Income	100.00	.00	100.00	550.00	.00	550.00	.00
06910	Interest Income	.74	.00	.74	6.58	.00	6.58	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	100.74	.00	100.74	224,116.58	245,060.75	(20,944.17)	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	13,410.00	13,410.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	12,750.03	(12,805.83)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	225.00	225.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	749.97	749.97	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	74.97	74.97	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	61.25	45.72	(15.53)	61.00
07050	Administrative Fees	18.75	208.33	189.58	2,207.25	1,874.97	(332.28)	2,500.00
07055	Telephone	197.00	175.00	(22.00)	1,706.35	1,575.00	(131.35)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	6,374.97	6,374.97	8,500.00
	General & Administrative	1,705.75	4,120.07	2,414.32	57,430.71	51,570.63	(5,860.08)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	35,457.75	35,457.75	.00	47,277.00
08220	Irrigation Maint/Repair	298.04	583.33	285.29	2,180.14	5,249.97	3,069.83	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	5,249.97	4,999.97	7,000.00
08270	Mulch	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
08290	Grounds - Other	.00	1,416.67	1,416.67	4,944.77	12,750.03	7,805.26	17,000.00
	Grounds Care	4,237.79	6,773.08	2,535.29	42,832.66	60,957.72	18,125.06	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,215.00	1,550.00	335.00	12,900.00	13,950.00	1,050.00	18,600.00
08511	Pool Repair	1,888.20	833.33	(1,054.87)	4,959.70	7,499.97	2,540.27	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	825.03	(249.97)	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	749.97	749.97	1,000.00
08530	Lake Contract	1,122.00	1,200.00	78.00	9,176.00	10,800.00	1,624.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
	Pools/Clubhouse	4,225.20	4,175.00	(50.20)	28,285.70	37,575.00	9,289.30	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Utilities/Pest Control								
08610	Water/Sewer	257.39	416.67	159.28	3,031.08	3,750.03	718.95	5,000.00
08640	Electric	2,149.22	2,500.00	350.78	24,610.98	22,500.00	(2,110.98)	30,000.00
08655	Pest Control	.00	166.67	166.67	754.50	1,500.03	745.53	2,000.00
	Utilities/Pest Control	2,406.61	3,083.34	676.73	28,396.56	27,750.06	(646.50)	37,000.00
Maintenance								
08710	Bldg Maintenance	1,113.95	833.33	(280.62)	15,674.02	7,499.97	(8,174.05)	10,000.00
08711	Clubhouse Maintainance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	800.00	1,083.33	283.33	8,118.50	9,749.97	1,631.47	13,000.00
08771	Fire System Maintenance/Repai	.00	250.00	250.00	735.73	2,250.00	1,514.27	3,000.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	24,000.03	24,000.03	32,000.00
	Maintenance	1,913.95	4,833.33	2,919.38	26,405.85	43,499.97	17,094.12	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	.00	.00	.00	16,574.50	16,575.00	.50	22,100.00
09025	Reserves - Bldg Roof	.00	.00	.00	1,041.00	1,041.00	.00	1,388.00
09030	Reserves - Pool/Spa	.00	.00	.00	2,466.00	2,466.00	.00	3,288.00
09031	Reserves-Recreation Amenities	.00	.00	.00	1,458.00	1,456.50	(1.50)	1,942.00
09033	Reserves - Clubhouse A/C	.00	.00	.00	660.00	660.00	.00	880.00
09055	Reserves - Pumps & Motors	.00	.00	.00	408.00	408.00	.00	544.00
	Reserve Contribution	.00	.00	.00	22,607.50	22,606.50	(1.00)	30,142.00
	TOTAL EXPENSES	14,489.30	22,984.82	8,495.52	205,958.98	243,959.88	38,000.90	320,450.00
	Current Year Net Income/(loss)	(14,388.56)	(22,984.82)	8,596.26	18,157.60	1,100.87	17,056.73	(369.00)
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W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 09/30/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
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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	150	100	0	0	0	550
Interest Income	1	0	0	1	1	1	1	1	1	0	0	0	7

Subtotal Income	74521	0	0	74721	1	1	74621	151	101	0	0	0	224117
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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	1490	1490	0	0	0	13410
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	19	0	0	0	2207
Telephone	187	186	186	186	189	189	190	197	197	0	0	0	1706

General & Administra	41763	1746	1793	3511	1752	1725	1714	1721	1706	0	0	0	57431
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Grounds Care

Lawn Care Contract	3940	3940	3940	3940	3940	3940	3940	3940	3940	0	0	0	35458
Irrigation Maint/Repair	1192	78	0	357	0	0	255	0	298	0	0	0	2180
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

Grounds Care	6655	5725	3940	5687	3940	3940	4195	4515	4238	0	0	0	42833
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Pools/Clubhouse

Pool Maintenance Contract	1440	1470	1470	1170	1590	1515	1515	1515	1215	0	0	0	12900
Pool Repair	0	254	0	1451	0	0	266	1096	1886	0	0	0	4960
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	1122	0	0	0	9176

Pools/Clubhouse	2570	2824	2570	4011	2690	3712	3070	2613	4225	0	0	0	28286
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Utilities/Pest Control

Water/Sewer	420	404	369	353	433	310	254	230	257	0	0	0	3031
Electric	2890	4059	3820	2938	2722	2188	1978	1866	2149	0	0	0	24611
Pest Control	195	95	210	33	95	0	33	95	0	0	0	0	755

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Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 09/30/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities/Pest Contr	3505	4558	4400	3324	3249	2498	2265	2191	2407	0	0	0	28397
Maintenance													
Bldg Maintenance	5243	345	2285	787	1038	1140	441	3280	1114	0	0	0	15674
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	800	0	0	0	8119
Fire System Maintenance/R	189	547	0	0	0	0	0	0	0	0	0	0	736
Maintenance	6319	2769	4085	1709	2038	1986	1273	4312	1914	0	0	0	26406
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 Ameni	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
Reserve Contribution	7536	0	0	7536	0	0	0	7536	0	0	0	0	22608
TOTAL EXPENSES	68348	17622	16788	25777	13670	13861	12517	22887	14489	0	0	0	205959
CURRENT YEAR NET INCOME/	6173	17622-	16787-	48943	13669-	13860-	62104	22736-	14389-	0	0	0	18158

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