

W.V. Community Assoc. Inc.

Balance Sheet
As of 10/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK ST 60380314	130,797.16			130,797.16
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		144,085.48		144,085.48
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>131,047.16</u>	<u>226,430.95</u>	<u>.00</u>	<u>357,478.11</u>
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	7,795.78			7,795.78
Subtotal Current Liab.	<u>7,795.78</u>	<u>.00</u>	<u>.00</u>	<u>7,795.78</u>
RESERVES:				
Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,819.56		1,819.56
Reserves - Paint		11,370.02		11,370.02
Reserves - Pavement/Roads		129,300.28		129,300.28
Reserve - Bldg Roof		20,958.93		20,958.93
Reserves - Pool		10,721.62		10,721.62
Reserves-Recreation Amenities		12,859.00		12,859.00
Reserves - Clubhouse AC		3,399.00		3,399.00
Reserves - Pumps & Motors		14,409.00		14,409.00
Reserves - Lake Bank		21,475.34		21,475.34
Subtotal Reserves	<u>.00</u>	<u>226,430.95</u>	<u>.00</u>	<u>226,430.95</u>
EQUITY:				
Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	55,064.09	.00	.00	55,064.09
Subtotal Equity	<u>123,251.38</u>	<u>.00</u>	<u>.00</u>	<u>123,251.38</u>

W.V. Community Assoc. Inc.

Balance Sheet
As of 10/31/22

Account Description	Operating	Reserves	Other	Totals
TOTAL LIABILITIES & EQUITY	131,047.16	226,430.95	.00	357,478.11
	=====	=====	=====	=====

W.V. Community Assoc. Inc.

Income/Expense Statement
Period: 10/01/22 to 10/31/22

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)	298,080.00	300,081.00	(2,001.00)	300,081.00
06510	Clubhouse Rental Income	(50.00)	.00	(50.00)	500.00	.00	500.00	.00
06910	Interest Income	1.17	.00	1.17	7.75	.00	7.75	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	74,471.17	75,020.25	(549.08)	298,587.75	320,081.00	(21,493.25)	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	14,900.00	14,900.00	.00	17,880.00
07020	Insurance Package	.00	1,416.67	1,416.67	25,555.86	14,166.70	(11,389.16)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	250.00	250.00	300.00
07035	Legal Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07036	Taxes - Prop	.00	8.33	8.33	.00	83.30	83.30	100.00
07041	Division/Corporation Fees	.00	5.08	5.08	61.25	50.80	(10.45)	61.00
07050	Administrative Fees	65.55	208.33	142.78	2,272.80	2,083.30	(189.50)	2,500.00
07055	Telephone	197.00	175.00	(22.00)	1,903.35	1,750.00	(153.35)	2,100.00
07060	Contingency	.00	708.33	708.33	.00	7,083.30	7,083.30	8,500.00
	General & Administrative	1,752.55	4,120.07	2,367.52	59,183.26	55,690.70	(3,492.56)	63,931.00
Grounds Care								
08210	Lawn Care Contract	3,939.75	3,939.75	.00	39,397.50	39,397.50	.00	47,277.00
08220	Irrigation Maint/Repair	2,025.99	583.33	(1,442.66)	4,206.13	5,833.30	1,627.17	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.33	583.33	250.00	5,833.30	5,583.30	7,000.00
08270	Mulch	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
08290	Grounds - Other	5,500.00	1,416.67	(4,083.33)	10,444.77	14,166.70	3,721.93	17,000.00
	Grounds Care	11,465.74	6,773.08	(4,692.66)	54,298.40	67,730.80	13,432.40	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	2,315.00	1,550.00	(765.00)	15,215.00	15,500.00	285.00	18,600.00
08511	Pool Repair	7,224.75	833.33	(6,391.42)	12,184.45	8,333.30	(3,851.15)	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	916.70	(158.30)	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	833.30	833.30	1,000.00
08530	Lake Contract	2,244.00	1,200.00	(1,044.00)	11,420.00	12,000.00	580.00	14,400.00
08531	Lake Other / Drainage	.00	416.67	416.67	.00	4,166.70	4,166.70	5,000.00
	Pools/Clubhouse	11,783.75	4,175.00	(7,608.75)	40,069.45	41,750.00	1,680.55	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 10/01/22 to 10/31/22

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
Utilities/Pest Control								
08610	Water/Sewer	211.12	416.67	205.55	3,242.20	4,166.70	924.50	5,000.00
08640	Electric	2,258.03	2,500.00	241.97	26,869.01	25,000.00	(1,869.01)	30,000.00
08655	Pest Control	32.50	166.67	134.17	787.00	1,666.70	879.70	2,000.00
	Utilities/Pest Control	2,501.65	3,083.34	581.69	30,898.21	30,833.40	(64.81)	37,000.00
Maintenance								
08710	Bldg Maintenance	694.85	833.33	138.48	16,368.87	8,333.30	(8,035.57)	10,000.00
08711	Clubhouse Maintenance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	894.14	1,083.33	189.19	9,012.64	10,833.30	1,820.66	13,000.00
08771	Fire System Maintenance/Repai	.00	250.00	250.00	735.73	2,500.00	1,764.27	3,000.00
08910	Ian Storm cleanup/repairs	936.50	.00	(936.50)	936.50	.00	(936.50)	.00
08950	Capital Maintenance	.00	2,666.67	2,666.67	.00	26,666.70	26,666.70	32,000.00
	Maintenance	2,525.49	4,833.33	2,307.84	28,931.34	48,333.30	19,401.96	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	5,524.50	5,525.00	.50	22,099.00	22,100.00	1.00	22,100.00
09025	Reserves - Bldg Roof	347.00	347.00	.00	1,388.00	1,388.00	.00	1,388.00
09030	Reserves - Pool/Spa	822.00	822.00	.00	3,288.00	3,288.00	.00	3,288.00
09031	Reserves-Recreation Amenities	486.00	485.50	(.50)	1,944.00	1,942.00	(2.00)	1,942.00
09033	Reserves - Clubhouse A/C	220.00	220.00	.00	880.00	880.00	.00	880.00
09055	Reserves - Pumps & Motors	136.00	136.00	.00	544.00	544.00	.00	544.00
	Reserve Contribution	7,535.50	7,535.50	.00	30,143.00	30,142.00	(1.00)	30,142.00
	TOTAL EXPENSES	37,564.68	30,520.32	(7,044.36)	243,523.66	274,480.20	30,956.54	320,450.00
	Current Year Net Income/(loss)	36,906.49	44,499.93	(7,593.44)	55,064.09	45,600.80	9,463.29	(369.00)

W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 10/31/22

	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	74520	0	0	298080
Clubhouse Rental Income	0	0	0	200	0	0	100	150	100	50-	0	0	500
Interest Income	1	0	0	1	1	1	1	1	1	1	0	0	8
<hr/>													
Subtotal Income	74521	0	0	74721	1	1	74621	151	101	74471	0	0	298588
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	1490	0	0	14900
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	66	0	0	2273
Telephone	187	186	186	186	189	189	190	197	197	197	0	0	1903
<hr/>													
General & Administra	41763	1746	1793	3511	1752	1725	1714	1721	1706	1753	0	0	59183
Grounds Care													
Lawn Care Contract	3940	3940	3940	3940	3940	3940	3940	3940	3940	3940	0	0	39398
Irrigation Maint/Repair	1192	78	0	357	0	0	255	0	298	2026	0	0	4206
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	5500	0	0	10445
<hr/>													
Grounds Care	6655	5725	3940	5687	3940	3940	4195	4515	4238	11466	0	0	54298
Pools/Clubhouse													
Pool Maintenance Contract	1440	1470	1470	1170	1590	1515	1515	1515	1215	2315	0	0	15215
Pool Repair	0	254	0	1451	0	0	268	1098	1888	7225	0	0	12184
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	2244	0	0	11420
<hr/>													
Pools/Clubhouse	2570	2824	2570	4011	2690	3712	3070	2613	4225	11784	0	0	40069
Utilities/Pest Control													
Water/Sewer	420	404	369	353	433	310	254	230	257	211	0	0	3242
Electric	2890	4059	3820	2938	2722	2188	1978	1866	2149	2258	0	0	26869
Pest Control	195	95	210	33	95	0	33	95	0	33	0	0	787
<hr/>													

W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 10/31/22

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities/Pest Contr	3505	4558	4400	3324	3249	2498	2265	2191	2407	2502	0	0	30898
Maintenance													
Bldg Maintenance	5243	345	2285	787	1038	1140	441	3280	1114	695	0	0	16369
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	894	0	0	9013
Fire System Maintenance/R	189	547	0	0	0	0	0	0	0	0	0	0	736
Ian Storm cleanup/repairs	0	0	0	0	0	0	0	0	0	937	0	0	937
Maintenance	6319	2769	4085	1709	2038	1986	1273	4312	1914	2525	0	0	28931
Reserve Contribution													
Reserves - Pavement/Roads	5525	0	0	5525	0	0	0	5525	0	5525	0	0	22099
Reserves - Bldg Roof	347	0	0	347	0	0	0	347	0	347	0	0	1388
Reserves - Pool/Spa	822	0	0	822	0	0	0	822	0	822	0	0	3288
Reserves-Recreation Ameni	486	0	0	486	0	0	0	486	0	486	0	0	1944
Reserves - Clubhouse A/C	220	0	0	220	0	0	0	220	0	220	0	0	880
Reserves - Pumps & Motors	136	0	0	136	0	0	0	136	0	136	0	0	544
Reserve Contribution	7536	0	0	7536	0	0	0	7536	0	7536	0	0	30143
TOTAL EXPENSES	68348	17622	16788	25777	13670	13861	12517	22887	14489	37565	0	0	243524
CURRENT YEAR NET INCOME/	6173	17622-	16787-	48943	13669-	13860-	62104	22736-	14389-	36906	0	0	55064

=====