

W.V. Community Assoc. Inc.

Balance Sheet
As of 12/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK ST 60380314	84,626.92			84,626.92
Petty Cash - Operating	200.00			200.00
Cash Saving - Reserves		144,087.76		144,087.76
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	12,960.00			12,960.00
Refundable Deposits	50.00			50.00
TOTAL ASSETS	97,836.92	226,433.23	.00	324,270.15
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	3,060.36			3,060.36
Subtotal Current Liab.	3,060.36	.00	.00	3,060.36
RESERVES:				
Reserves - Undesignated		118.20		118.20
Reserves Interest Income		1,821.84		1,821.84
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	.00	226,433.23	.00	226,433.23
EQUITY:				
Retained Earnings	68,187.29			68,187.29
Current Year Net Income/(Loss)	26,589.27	.00	.00	26,589.27

W.V. Community Assoc. Inc.

Balance Sheet
As of 12/31/22

Account Description	Operating	Reserves	Other	Totals
Subtotal Equity	94,776.56	.00	.00	94,776.56
TOTAL LIABILITIES & EQUITY	97,836.92	226,433.23	.00	324,270.15
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W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	.00	.00	.00	298,080.00	300,081.00	(2,001.00)	300,081.00
06510	Clubhouse Rental Income	250.00	.00	250.00	750.00	.00	750.00	.00
06910	Interest Income	.85	.00	.85	9.57	.00	9.57	.00
06930	Prev Year Surplus	.00	.00	.00	.00	20,000.00	(20,000.00)	20,000.00
	Subtotal Income	250.85	.00	250.85	298,839.57	320,081.00	(21,241.43)	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	17,880.00	17,880.00	.00	17,880.00
07020	Insurance Package	.00	1,416.63	1,416.63	25,555.86	17,000.00	(8,555.86)	17,000.00
07030	Accounting/Professional Fees	.00	25.00	25.00	.00	300.00	300.00	300.00
07035	Legal Fees	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07036	Taxes - Prop	.00	8.37	8.37	.00	100.00	100.00	100.00
07041	Division/Corporation Fees	.00	5.12	5.12	61.25	61.00	(.25)	61.00
07050	Administrative Fees	242.65	208.37	(34.28)	2,552.93	2,500.00	(52.93)	2,500.00
07055	Telephone	201.92	175.00	(26.92)	2,299.91	2,100.00	(199.91)	2,100.00
07060	Contingency	.00	708.37	708.37	.00	8,500.00	8,500.00	8,500.00
	General & Administrative	1,934.57	4,120.23	2,185.66	62,839.95	63,931.00	1,091.05	63,931.00
Grounds Care								
08210	Lawn Care Contract	.00	3,939.75	3,939.75	43,337.25	47,277.00	3,939.75	47,277.00
08220	Irrigation Maint/Repair	237.32	583.37	346.05	4,443.45	7,000.00	2,556.55	7,000.00
08260	Tree/Palm Trim & Removal	.00	583.37	583.37	250.00	7,000.00	6,750.00	7,000.00
08270	Mulch	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
08290	Grounds - Other	.00	1,416.63	1,416.63	10,444.77	17,000.00	6,555.23	17,000.00
	Grounds Care	237.32	6,773.12	6,535.80	58,475.47	81,277.00	22,801.53	81,277.00
Pools/Clubhouse								
08510	Pool Maintenance Contract	1,470.00	1,550.00	80.00	18,205.00	18,600.00	395.00	18,600.00
08511	Pool Repair	4,594.60	833.37	(3,761.23)	19,302.05	10,000.00	(9,302.05)	10,000.00
08513	Pool Supplies	.00	.00	.00	30.00	.00	(30.00)	.00
08517	Pool Permit	.00	91.63	91.63	1,075.00	1,100.00	25.00	1,100.00
08525	Fountain Maintenance Contract	165.00	.00	(165.00)	310.00	.00	(310.00)	.00
08526	Fountain Repair	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
08530	Lake Contract	1,122.00	1,200.00	78.00	13,664.00	14,400.00	736.00	14,400.00
08531	Lake Other / Drainage	.00	416.63	416.63	.00	5,000.00	5,000.00	5,000.00
	Pools/Clubhouse	7,351.60	4,175.00	(3,176.60)	52,586.05	50,100.00	(2,486.05)	50,100.00

W.V. Community Assoc. Inc.

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities/Pest Control								
08610	Water/Sewer	369.65	416.63	46.98	4,000.42	5,000.00	999.58	5,000.00
08640	Electric	2,358.98	2,500.00	141.02	31,377.41	30,000.00	(1,377.41)	30,000.00
08655	Pest Control	45.00	166.63	121.63	882.00	2,000.00	1,118.00	2,000.00
	Utilities/Pest Control	2,773.63	3,083.26	309.63	36,259.83	37,000.00	740.17	37,000.00
Maintenance								
08710	Bldg Maintenance	587.53	833.37	245.84	17,316.98	10,000.00	(7,316.98)	10,000.00
08711	Clubhouse Maintainance	.00	.00	.00	1,877.60	.00	(1,877.60)	.00
08712	Clubhouse Cleaning	.00	1,083.37	1,083.37	10,012.64	13,000.00	2,987.36	13,000.00
08771	Fire System Maintenance/Repair	.00	250.00	250.00	805.28	3,000.00	2,194.72	3,000.00
08910	Ian Storm cleanup/repairs	55.00	.00	(55.00)	1,933.50	.00	(1,933.50)	.00
08950	Capital Maintenance	.00	2,666.63	2,666.63	.00	32,000.00	32,000.00	32,000.00
	Maintenance	642.53	4,833.37	4,190.84	31,946.00	58,000.00	26,054.00	58,000.00
Reserve Contribution								
09020	Reserves - Pavement/Roads	.00	.00	.00	22,099.00	22,100.00	1.00	22,100.00
09025	Reserves - Bldg Roof	.00	.00	.00	1,388.00	1,388.00	.00	1,388.00
09030	Reserves - Pool/Spa	.00	.00	.00	3,288.00	3,288.00	.00	3,288.00
09031	Reserves-Recreation Amenities	.00	.00	.00	1,944.00	1,942.00	(2.00)	1,942.00
09033	Reserves - Clubhouse A/C	.00	.00	.00	880.00	880.00	.00	880.00
09055	Reserves - Pumps & Motors	.00	.00	.00	544.00	544.00	.00	544.00
	Reserve Contribution	.00	.00	.00	30,143.00	30,142.00	(1.00)	30,142.00
	TOTAL EXPENSES	12,939.65	22,984.98	10,045.33	272,250.30	320,450.00	48,199.70	320,450.00
	Current Year Net Income/(loss)	(12,688.80)	(22,984.98)	10,296.18	26,589.27	(369.00)	26,958.27	(369.00)

W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 12/31/22

	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	250	750
Interest Income	1	0	0	1	1	1	1	1	1	1	1	1	10
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Subtotal Income	74521	0	0	74721	1	1	74621	151	101	74471	1	251	298840
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	1490	1490	17880
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	37	243	2553
Telephone	187	186	186	186	189	189	190	197	197	197	195	202	2300
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General & Administra	41763	1746	1793	3511	1752	1725	1714	1721	1706	1753	1722	1935	62840
Grounds Care													
Lawn Care Contract	3940	3940	3940	3940	3940	3940	3940	3940	3940	3940	3940	0	43337
Irrigation Maint/Repair	1192	78	0	357	0	0	255	0	298	2026	0	237	4443
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
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Grounds Care	6655	5725	3940	5687	3940	3940	4195	4515	4238	11466	3940	237	58475
Pools/Clubhouse													
Pool Maintenance Contract	1440	1470	1470	1170	1590	1515	1515	1515	1215	2315	1520	1470	18205
Pool Repair	0	254	0	1451	0	0	268	1098	1888	7225	2523	4595	19302
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	165	310
Lake Contract	1100	1100	1100	1245	1100	1122	1287	0	1122	2244	1122	1122	13664
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Pools/Clubhouse	2570	2824	2570	4011	2690	3712	3070	2613	4225	11784	5165	7352	52586
Utilities/Pest Control													
Water/Sewer	420	404	369	353	433	310	254	230	257	211	389	370	4000
Electric	2890	4059	3820	2938	2722	2188	1978	1866	2149	2258	2149	2359	31377
Pest Control	195	95	210	33	95	0	33	95	0	33	50	45	882

W.V. Community Assoc. Inc.

Income/Expense Statement

Actual spreadsheet Start date: 01/01/22 Cutoff date: 12/31/22

	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	2588	2774	36260
Maintenance													
Bldg Maintenance	5243	345	2285	787	1038	1140	441	3280	1114	695	361	588	17317
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	1000	0	10013
Fire System Maintenance/R	189	547	0	0	0	0	0	0	0	0	70	0	805
Ian Storm cleanup/repairs	0	0	0	0	0	0	0	0	0	937	942	55	1934
Maintenance	6319	2769	4085	1709	2038	1986	1273	4312	1914	2525	2372	643	31946
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	15787	12940	272250
CURRENT YEAR NET INCOME/	6173	17622-	16787-	48943	13669-	13860-	62104	22736-	14389-	36906	15786-	12689-	26589

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