

**Balance Sheet (Cash)
Waggoner Park (8316)
December 31, 2022**

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	476,528.62	0.00	476,528.62
110230.0001	Cash in Savings-Other	84,701.20	0.00	84,701.20
110500.0000	Cash In Savings-Other	220,549.62	0.00	220,549.62
	Total Operating Funds	<u>781,779.44</u>	<u>0.00</u>	<u>781,779.44</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	879,805.78	879,805.78
112220.0000	Reserve Cash - Capital One	0.00	187,836.66	187,836.66
112320.0000	Reserve Cash - First Financial	0.00	137,121.26	137,121.26
112425.0000	Reserve Cash - Northside	0.00	2,419.20	2,419.20
112500.0000	Reserve Cash - Other	0.00	242,916.49	242,916.49
112640.0000	Reserve Cash - Farmers Citizens Bank	0.00	191,403.86	191,403.86
112700.0000	Reserve Cash - Bank of Kentucky	0.00	126,318.67	126,318.67
112840.0000	Reserve Cash - Popular Bank	0.00	9,174.95	9,174.95
112869.0000	Reserve Cash - ICS	0.00	636,996.88	636,996.88
113300.0000	Reserve C D - Union Savings	0.00	199,576.95	199,576.95
	Total Reserves Funds	<u>0.00</u>	<u>2,613,570.70</u>	<u>2,613,570.70</u>
Other Current Assets				
114020.0000	Receivable from Operating	0.00	18,674.90	18,674.90
	Total Other Current Assets	<u>0.00</u>	<u>18,674.90</u>	<u>18,674.90</u>
	Total Current Assets	<u>781,779.44</u>	<u>2,632,245.60</u>	<u>3,414,025.04</u>
	Total Assets	<u>781,779.44</u>	<u>2,632,245.60</u>	<u>3,414,025.04</u>
LIABILITIES				
Current Liabilities				
110960.0000	Payable to Reserves	18,674.90	0.00	18,674.90
	Total Current Liabilities	<u>18,674.90</u>	<u>0.00</u>	<u>18,674.90</u>
	Total Liabilities	<u>18,674.90</u>	<u>0.00</u>	<u>18,674.90</u>
EQUITY				
	Owners Equity	751,574.08	0.00	751,574.08
	Current Year Income/(Loss)	11,530.46	0.00	11,530.46
	Replacement Reserve Prior Years	0.00	2,053,697.69	2,053,697.69
	Replacement Reserve Current Year	0.00	578,547.91	578,547.91
	Total Equity	<u>763,104.54</u>	<u>2,632,245.60</u>	<u>3,395,350.14</u>
	Total Liabilities and Owners Equity	<u>781,779.44</u>	<u>2,632,245.60</u>	<u>3,414,025.04</u>

Cash Basis Income Statement
Waggoner Park (8316)
For the period ending December 31, 2022

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	139,248.65	139,768.00	(519.35)	1,654,734.72	1,677,216.00	(22,481.28)	1,677,216.00
601305.0000	Rental Revenue	0.00	0.00	0.00	3,771.00	0.00	3,771.00	0.00
601920.0000	Rental Income	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
602134.0000	Other Income	0.00	0.00	0.00	144.00	0.00	144.00	0.00
603400.0000	Community Building Income	575.00	0.00	575.00	3,750.00	0.00	3,750.00	0.00
603810.0000	COA Late Fees	2,808.00	1,250.00	1,558.00	31,784.28	15,000.00	16,784.28	15,000.00
603820.0000	HOA Late Fees	0.00	0.00	0.00	(75.00)	0.00	(75.00)	0.00
604000.0000	Bad Check Charge	0.00	0.00	0.00	210.00	0.00	210.00	0.00
604070.0001	Violation Fee Income	915.50	0.00	915.50	1,880.00	0.00	1,880.00	0.00
605700.0000	Interest Income	239.64	0.00	239.64	1,216.56	0.00	1,216.56	0.00
606568.0000	Cable Income	0.00	0.00	0.00	1,308.53	0.00	1,308.53	0.00
661900.0000	Bad Debt Writeoffs	0.00	0.00	0.00	(340.00)	0.00	(340.00)	0.00
Total Income		<u>143,786.79</u>	<u>141,018.00</u>	<u>2,768.79</u>	<u>1,699,884.09</u>	<u>1,692,216.00</u>	<u>7,668.09</u>	<u>1,692,216.00</u>
681500.0000	Reserve Funding	(70,939.52)	(70,939.46)	(0.06)	(851,274.24)	(851,274.18)	(0.06)	(851,274.18)
Total Operating Income		<u>72,847.27</u>	<u>70,078.54</u>	<u>2,768.73</u>	<u>848,609.85</u>	<u>840,941.82</u>	<u>7,668.03</u>	<u>840,941.82</u>
Operating Expenses								
Utilities								
610100.0000	Electric	3,037.60	1,750.00	(1,287.60)	30,642.62	21,000.00	(9,642.62)	21,000.00
610200.0000	Gas	350.33	333.37	(16.96)	2,707.91	4,000.00	1,292.09	4,000.00
610350.0000	Water & Sanitation	27,766.54	27,587.00	(179.54)	355,915.28	331,044.00	(24,871.28)	331,044.00
610800.0000	Utility Reimbursement	(52,485.05)	(24,593.00)	27,892.05	(341,696.71)	(295,116.00)	46,580.71	(295,116.00)
610880.0000	Resident Utility Billback	49,838.95	0.00	(49,838.95)	0.00	0.00	0.00	0.00
Total Utilities		<u>28,508.37</u>	<u>5,077.37</u>	<u>(23,431.00)</u>	<u>47,569.10</u>	<u>60,928.00</u>	<u>13,358.90</u>	<u>60,928.00</u>
Maintenance								
621500.0000	Extermination	157.94	266.63	108.69	5,547.35	3,200.00	(2,347.35)	3,200.00
640080.0000	Common Lighting Expense	334.16	0.00	(334.16)	20,704.26	2,000.00	(18,704.26)	2,000.00
640920.0000	Trash Compactor Repair	290.26	500.00	209.74	3,143.72	6,000.00	2,856.28	6,000.00
642605.0000	Compactor/Bulk Pad Cleanup	904.25	2,372.37	1,468.12	28,687.51	28,468.00	(219.51)	28,468.00
644760.0000	Dog Waste Stations	0.00	1,293.25	1,293.25	17,117.50	15,519.00	(1,598.50)	15,519.00
647800.0000	Sewer/sump Pump	0.00	0.00	0.00	3,643.89	2,675.00	(968.89)	2,675.00
648160.0000	Fire Hydrant Maintenance	452.52	0.00	(452.52)	2,897.01	1,000.00	(1,897.01)	1,000.00
648510.0000	Building Maintenance	5,864.73	6,921.32	1,056.59	76,998.05	83,055.51	6,057.46	83,055.51
Total Maintenance		<u>8,003.86</u>	<u>11,353.57</u>	<u>3,349.71</u>	<u>158,739.29</u>	<u>141,917.51</u>	<u>(16,821.78)</u>	<u>141,917.51</u>

Cash Basis Income Statement
Waggoner Park (8316)
For the period ending December 31, 2022

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Grounds Care								
620400.0000	Snow Removal	0.00	10,000.00	10,000.00	45,104.64	50,000.00	4,895.36	50,000.00
624300.0000	Lake Maint & Chemicals	323.58	0.00	(323.58)	1,661.37	1,300.00	(361.37)	1,300.00
624560.0000	Tree & Shrub Replacement	0.00	0.00	0.00	21,227.59	40,000.00	18,772.41	40,000.00
642400.0000	Grounds Contract	0.00	0.00	0.00	105,203.87	96,902.81	(8,301.06)	96,902.81
647300.0000	Grounds Maintenance	3,098.66	2,916.63	(182.03)	34,978.41	35,000.00	21.59	35,000.00
	Total Grounds Care	<u>3,422.24</u>	<u>12,916.63</u>	<u>9,494.39</u>	<u>208,175.88</u>	<u>223,202.81</u>	<u>15,026.93</u>	<u>223,202.81</u>
Pool								
620705.0000	Pool Supervision	0.00	0.00	0.00	22,163.83	15,500.00	(6,663.83)	15,500.00
620710.0000	Pool Maintenance	0.00	0.00	0.00	21,143.87	13,000.00	(8,143.87)	13,000.00
620740.0000	Pool Permit	0.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00
620780.0000	Pool Supplies	0.00	0.00	0.00	11,455.93	10,000.00	(1,455.93)	10,000.00
	Total Pool	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>55,763.63</u>	<u>39,500.00</u>	<u>(16,263.63)</u>	<u>39,500.00</u>
Recreation								
624205.0000	Clubhouse Security	61.81	0.00	(61.81)	2,636.46	1,030.00	(1,606.46)	1,030.00
624210.0000	Clubhouse Cleaning	1,540.96	1,250.00	(290.96)	18,510.14	15,000.00	(3,510.14)	15,000.00
624220.0000	Clubhouse Supplies	19.91	500.00	480.09	2,677.49	2,000.00	(677.49)	2,000.00
624230.0000	Clubhouse Maintenance	3,637.73	250.00	(3,387.73)	7,812.26	3,000.00	(4,812.26)	3,000.00
624280.0000	Rec / Club House Equipment	0.00	0.00	0.00	1,421.64	5,750.00	4,328.36	5,750.00
	Total Recreation	<u>5,260.41</u>	<u>2,000.00</u>	<u>(3,260.41)</u>	<u>33,057.99</u>	<u>26,780.00</u>	<u>(6,277.99)</u>	<u>26,780.00</u>
Administrative Expense								
660200.0000	Legal	(1,370.00)	1,000.00	2,370.00	30,566.95	12,000.00	(18,566.95)	12,000.00
660360.0000	Social Activities	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
660420.0000	Copier Expense / Copies	0.00	3,510.00	3,510.00	1,857.02	7,360.00	5,502.98	7,360.00
660500.0000	Misc Administrative Expense	3,829.36	645.87	(3,183.49)	3,325.20	7,750.00	4,424.80	7,750.00
660510.0000	Bank Fees	0.00	0.00	0.00	142.90	0.00	(142.90)	0.00
660850.0000	Office Salaries - Administrative	0.00	666.63	666.63	390.43	8,000.00	7,609.57	8,000.00
663050.0000	Website Expense	190.02	179.00	(11.02)	3,670.06	2,313.00	(1,357.06)	2,313.00
663100.0000	Postage	0.00	250.00	250.00	1,369.06	3,000.00	1,630.94	3,000.00
680100.0000	Management Fees	6,603.04	6,603.06	0.02	79,236.48	79,236.50	0.02	79,236.50
680200.0000	Federal Income Tax	0.00	0.00	0.00	1,471.00	2,725.00	1,254.00	2,725.00
680400.0000	Security / Non - Payroll	6,552.00	3,750.00	(2,802.00)	40,465.50	45,000.00	4,534.50	45,000.00
681400.0000	Insurance	34,688.16	14,977.38	(19,710.78)	171,022.85	179,729.00	8,706.15	179,729.00
	Total Administrative	<u>50,492.58</u>	<u>31,581.94</u>	<u>(18,910.64)</u>	<u>333,517.45</u>	<u>348,613.50</u>	<u>15,096.05</u>	<u>348,613.50</u>
Total Operating Expenses		<u>95,687.46</u>	<u>62,929.51</u>	<u>(32,757.95)</u>	<u>836,823.34</u>	<u>840,941.82</u>	<u>4,118.48</u>	<u>840,941.82</u>

Cash Basis Income Statement
Waggoner Park (8316)
For the period ending December 31, 2022

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
Net Operating Income / (Loss)		(22,840.19)	7,149.03	(29,989.22)	11,786.51	(0.00)	11,786.51	(0.00)
Other Items								
840700.0000	Other Cash Out	0.00	0.00	0.00	256.05	0.00	(256.05)	0.00
Total Other Items		0.00	0.00	0.00	256.05	0.00	(256.05)	0.00
Net Income / (Loss)		(22,840.19)	7,149.03	(29,989.22)	11,530.46	(0.00)	11,530.46	(0.00)

Reserve Cash Basis Income Statement
Waggoner Park (8316)
For the period ending December 31, 2022

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Reserve Income								
870000.0591	Reserve Income	70,939.52	0.00	70,939.52	851,274.24	0.00	851,274.24	0.00
870000.0690	Special Assessment	18,597.00	0.00	18,597.00	322,584.81	0.00	322,584.81	0.00
870000.0985	Reserve Account Bank Fees	0.00	0.00	0.00	(31.00)	0.00	(31.00)	0.00
870000.0995	Interest Current Yr	895.05	0.00	895.05	5,929.53	0.00	5,929.53	0.00
Total Reserve Income		90,431.57	0.00	90,431.57	1,179,757.58	0.00	1,179,757.58	0.00
Reserve Expenses								
870000.4030	Asphalt Overlay	400,000.00	0.00	(400,000.00)	400,000.00	0.00	(400,000.00)	0.00
870000.4169	Clubhouse Flooring Expense	19,042.40	0.00	(19,042.40)	19,042.40	0.00	(19,042.40)	0.00
870000.4205	Concrete Repairs Expense	4,032.21	0.00	(4,032.21)	57,396.03	0.00	(57,396.03)	0.00
870000.4215	Concrete/Sidewalks	0.00	0.00	0.00	8,400.00	0.00	(8,400.00)	0.00
870000.4235	Deck Expense	0.00	0.00	0.00	35,790.00	0.00	(35,790.00)	0.00
870000.4365	H V A C Expense	0.00	0.00	0.00	1,893.35	0.00	(1,893.35)	0.00
870000.4407	Lighting Expense	0.00	0.00	0.00	7,750.00	44,500.00	36,750.00	44,500.00
870000.4437	Faux Stone	0.00	0.00	0.00	9,800.00	0.00	(9,800.00)	0.00
870000.4525	Pool Expense	0.00	0.00	0.00	1,811.59	0.00	(1,811.59)	0.00
870000.4545	Pool Furniture Expense	0.00	0.00	0.00	3,280.87	0.00	(3,280.87)	0.00
870000.4601	Roof Replacement Expense	0.00	0.00	0.00	32,054.40	0.00	(32,054.40)	0.00
870000.4636	Security System Expense	0.00	0.00	0.00	21,930.03	0.00	(21,930.03)	0.00
870000.4640	Shutters Expense	0.00	0.00	0.00	1,840.00	0.00	(1,840.00)	0.00
870000.4985	Reserve Account Bank Fees Expense	10.00	0.00	(10.00)	216.00	0.00	(216.00)	0.00
870000.4995	Interest Income	5.00	0.00	(5.00)	5.00	0.00	(5.00)	0.00
Total Reserve Expenses		423,089.61	0.00	(423,089.61)	601,209.67	44,500.00	(556,709.67)	44,500.00
Net Income / (Loss)		<u>(332,658.04)</u>	<u>0.00</u>	<u>(332,658.04)</u>	<u>578,547.91</u>	<u>(44,500.00)</u>	<u>623,047.91</u>	<u>(44,500.00)</u>