

Westfield Village CIA
Summary Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	191,395.81
Accounts Receivable	-41,174.13
Total Current Assets	150,221.68
Fixed Assets	25,251.03
TOTAL ASSETS	175,472.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	57,838.59
Total Current Liabilities	57,838.59
Total Liabilities	57,838.59
Equity	117,634.12
TOTAL LIABILITIES & EQUITY	175,472.71

Westfield Village CIA

Profit & Loss Budget vs. Actual

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Returned Check Charges	-25.00			
Fines	13,124.57	2,400.00	10,724.57	546.86%
Transfer Fee Income	5,570.00	3,300.00	2,270.00	168.79%
NSF Fee Income	10.00			
Collection Fees	4,811.18	4,500.00	311.18	106.92%
Interest Income	32.04	36.00	-3.96	89.0%
Late Fee Income	5,696.44	2,650.00	3,046.44	214.96%
Membership Dues	253,881.86	249,300.00	4,581.86	101.84%
Total Income	283,101.09	262,186.00	20,915.09	107.98%
Expense				
Gross Profit	283,101.09	262,186.00	20,915.09	107.98%
Expense				
Dues and Subs	0.00	500.00	-500.00	0.0%
Payroll Expenses	33,054.78	34,200.00	-1,145.22	96.65%
Capital Repairs	11,349.50			
Automobile Expense	376.35	300.00	76.35	125.45%
Bad Debts	31,278.89	8,400.00	22,878.89	372.37%
Bank Service Charges	-20.00			
Credit Card Fees	0.00	300.00	-300.00	0.0%
Community Events	1,888.76	1,750.00	138.76	107.93%
Contract Services				
Security Cameras	23,452.80	23,452.80	0.00	100.0%
Database	0.00	1,200.00	-1,200.00	0.0%
Website	5,513.59	5,450.00	63.59	101.17%
Landscaping	36,553.44	42,000.00	-5,446.56	87.03%
Mosquito Spraying/Insect Contro	5,598.32	3,600.00	1,998.32	155.51%
Pool Service	37,909.08	38,750.00	-840.92	97.83%
Other Services	260.00	2,400.00	-2,140.00	10.83%
Total Contract Services	109,287.23	116,852.80	-7,565.57	93.53%
Federal Taxes	0.00	9,900.00	-9,900.00	0.0%
Insurance				

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Profit & Loss Budget vs. Actual
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	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
TOTAL				
Liability Insurance	16,186.67	20,700.00	-4,513.33	78.2%
Total Insurance	16,186.67	20,700.00	-4,513.33	78.2%
Office Supplies	3,363.77	3,000.00	363.77	112.13%
Postage and Delivery	5,823.88	5,100.00	723.88	114.19%
Printing and Reproduction	458.00	400.00	58.00	114.5%
Property Taxes	1,269.91	560.00	709.91	226.77%
Professional Fees				
Accounting	2,120.00	2,060.00	60.00	102.91%
Legal Fees				
General Legal	845.54	3,000.00	-2,154.46	28.19%
Delinquencies	7,346.40	24,000.00	-16,653.60	30.61%
Deed Restrictions	2,320.00	3,000.00	-680.00	77.33%
Less Collected	-7,435.80	-18,000.00	10,564.20	41.31%
Legal Fees - Other	97.80			
Total Legal Fees	3,173.94	12,000.00	-8,826.06	26.45%
Total Professional Fees	5,293.94	14,060.00	-8,766.06	37.65%
Program Expense	393.26	540.00	-146.74	72.83%
Rent	1,302.00	1,200.00	102.00	108.5%
Repairs/Maintenance				
Park Equipment	35.25	1,200.00	-1,164.75	2.94%
Irrigation System	1,775.17	1,800.00	-24.83	98.62%
Building	689.00	1,200.00	-511.00	57.42%
Pool Area	7,134.73	3,600.00	3,534.73	198.19%
Other Common Areas	219.45	1,200.00	-980.55	18.29%
Repairs/Maintenance - Other	150.07			
Total Repairs/Maintenance	10,003.67	9,000.00	1,003.67	111.15%
Telephone	2,537.96	2,160.00	377.96	117.5%
Travel & Ent				
Meals	202.60	400.00	-197.40	50.65%
Travel	0.00	400.00	-400.00	0.0%
Total Travel & Ent	202.60	800.00	-597.40	25.33%
Utilities				

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Profit & Loss Budget vs. Actual
January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Electric-Street Lights	46,293.82	42,000.00	4,293.82	110.22%
Electric-Common Areas	2,558.90	12,000.00	-9,441.10	21.32%
Water	8,583.35	12,000.00	-3,416.65	71.53%
Total Utilities	57,436.07	66,000.00	-8,563.93	87.02%
Total Expense	291,487.24	295,722.80	-4,235.56	98.57%
Net Ordinary Income	-8,386.15	-33,536.80	25,150.65	25.01%
Net Income	-8,386.15	-33,536.80	25,150.65	25.01%