

# Wildwood Homeowners' Association Inc.

## 2022 Financial Statement

(January 1, 2022 - December 31, 2022)

As of 12/31/22

		Projected	Actual YTD	Difference in \$	% Difference
	Balance as of 12/31/21 in checkbook*	\$7,016.94	\$7,016.94		
	Reserves (General Operating) as of 12/31/21	\$2,000.00	\$2,000.00		
	Reserves Self-Insuring Signs & Building) as of 12/31/21	\$1,000.00	\$1,000.00		
	Amount available less reserves	\$4,016.94	\$4,016.94		
<b>Line Item #</b>	<b>Funds/Income</b>				
1	2019 HOA Dues (71 x \$63.67)	\$4,520.57	\$955.05	(\$3,565.52)	21.13%
2	2020 HOA Dues (73 x \$66.85)	\$4,880.05	\$1,136.45	(\$3,743.60)	23.29%
3	2021 HOA Dues (141 x \$70.19)	\$9,896.79	\$4,351.78	(\$5,545.01)	43.97%
4	2022 HOA Dues (141 x \$73.70)	\$10,391.70	\$5,232.70	(\$5,159.00)	50.35%
5	Collection of past dues (2018 and before)	\$2,000.00	\$611.19	(\$1,388.81)	30.56%
6	Non-payment of 2019 dues (55 homes)	(\$3,860.45)			
7	Non-payment of current (2020) dues (55 homes)	(\$3,676.75)			
8	Non-payment of current (2021) dues (55 homes)	(\$3,860.45)			
9	Donations	\$0.00	\$35.53	\$35.53	
10	Peidmont Electric Capital Credits	\$20.00			
11	Misc. Income	\$0.00	\$1,503.00	\$1,503.00	
12	Projected Deposits	\$20,311.46	\$13,825.70	(\$6,485.76)	68.07%
13	<b>Total Projected Funds</b>	<b>\$24,328.40</b>	<b>\$17,842.64</b>	<b>(\$6,485.76)</b>	<b>73.34%</b>
	<b>Expenses</b>				
14	Banking Services and Fees	\$25.00	\$16.00	(\$9.00)	64.00%
15	Community activities	\$200.00	\$0.00	(\$200.00)	0.00%
16	Lawn Care Contractor	\$4,400.00	\$4,588.00	\$188.00	104.27%
17	Other Maintenance	\$150.00	\$0.00	(\$150.00)	0.00%
18	Insurance*	\$920.00	\$1,818.00	\$898.00	197.61%
19	Legal Professional Fees	\$2,000.00	\$0.00	(\$2,000.00)	0.00%
20	Postage	\$100.00	\$0.00	(\$100.00)	0.00%
21	Post Office Box Rental	\$134.00	\$0.00	(\$134.00)	0.00%
22	Printing, Envelopes, & Supplies	\$75.00	\$0.00	(\$75.00)	0.00%
23	Electric**	\$850.00	\$542.75	(\$307.25)	63.85%
24	Front sign repair	\$2,000.00	\$0.00	(\$2,000.00)	0.00%
25	Reserve (Self-Insuring Signs & Building)	\$200.00	\$200.00	\$0.00	100.00%
26	Miscellaneous expenses	\$150.00	\$0.00	(\$150.00)	0.00%
27	Overpayment Dues Refund	\$0.00	\$0.00	\$0.00	
28	Costs to abandon Oakdale Dr. Ext. and Circle Dr.	\$3,000.00	\$0.00	(\$3,000.00)	0.00%
29	Website	\$120.00	\$120.00	\$0.00	100.00%
30	<b>Total Expenses</b>	<b>\$14,324.00</b>	<b>\$7,284.75</b>	<b>(\$7,039.25)</b>	<b>50.86%</b>
	<b>Balance at End of Year (12/31/22) (Not counting reserves)</b>	<b>\$10,004.40</b>	<b>\$7,557.89</b>	<b>(\$2,446.51)</b>	<b>75.55%</b>
	(Surplus/deficit for 2022)	\$5,987.46	\$6,540.95		
	<b>Reserves</b>				
	Reserve to self-insure signs & building	\$1,000.00	\$1,000.00	\$0.00	100.00%
	Operating Reserve (approx. 25% of annual income)	\$2,000.00	\$2,000.00	\$0.00	100.00%
	<b>Balance as of (12/31/22) (with reserves)</b>		<b>\$13,557.89</b>		

\* Insurance artificially high as insurance company billed and refunded first bill to make changes to address  
That is also why Miscellaneous income is higher by \$909.00. PO Box money returned from post office and two \$250 transfer fees included.

\*\*Power lower as we did not add the extra street lights yet.