

Wakefield HOA - 2022

Greenwood, IN
cgwakefield.com

| Operating Income | Annual Budget | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|---|------------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|
| Annual Dues Receivable (4005) (4000-00) | 88,725.00 | 0.00 | 88,725.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Late Fees (4110) (4262-00) | 1,200.00 | 0.00 | 1,475.00 | 0.00 | (25.00) | (50.00) | 0.00 |
| Miscellaneous Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Return Deposit Fee (4120) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Uncollectible Dues (4050) (4250-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Social Fund 4510-00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Legal Fees / Collection Reimburse (4601-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Move In Move Out (4271-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Inspection Fee (4300-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Less Reserve Funding (4999) | (7,200.00) | (600.00) | (600.00) | (600.00) | (600.00) | (600.00) | (600.00) |
| Total Operating Income | 82,725.00 | (600.00) | 89,600.00 | (600.00) | (625.00) | (650.00) | (600.00) |

| Operating Expense | Annual Budget | Monthly Budget | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|--|------------------|----------------|-----------------|-----------------|------------------|-------------------|------------------|-----------------|
| Management Fees (5000-00) | 10,810.00 | 900.83 | 1,081.00 | 1,081.00 | 1,081.00 | 1,081.00 | 1,081.00 | 1,081.00 |
| Move In Move Out (5004-00) | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office supplies (printing, copying, postage) (5005-00) | 1,350.00 | 112.50 | 483.62 | 72.01 | 41.60 | 0.00 | 19.31 | 37.77 |
| Bank Charges (5040-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |
| Website Maintenance (5170-00) | 54.00 | 4.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance Premiums (5045-00) | 3,500.00 | 291.67 | 0.00 | 0.00 | 2,947.00 | 0.00 | 0.00 | 0.00 |
| Welcome Committee (6210) | 500.00 | 41.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Social/Community Events (5087-00) | 800.00 | 66.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 288.90 |
| Landscaping Christmas Décor | 475.00 | 39.58 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Misc Admin Expense (5085-00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 28.32 | 21.47 | 0.00 |
| Total Administrative Expense | 17,489.00 | | 1,564.62 | 1,153.01 | 4,069.60 | 1,109.32 | 1,121.78 | 1,413.67 |
| Legal Services (5100-00) | 1,800.00 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Legal Collections (5110-00) | 1,200.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Audit & Tax (5152-00) | 250.00 | 20.83 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 |
| Total Professional Expenses | 3,250.00 | 270.83 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 |
| Electricity - Duke Energy (5500-00) | 3,900.00 | 325.00 | 278.34 | 346.11 | 398.94 | 321.34 | 305.40 | 304.81 |
| Water and Sewer - Bargersville (5510-00) | 3,000.00 | 250.00 | 16.90 | 19.06 | 19.06 | 19.06 | 38.12 | 0.00 |
| Total Utility Expense | 6,900.00 | | 295.24 | 365.17 | 418.00 | 340.40 | 343.52 | 304.81 |
| Common Area and Repair Maintenance (7230) | 3,600.00 | 300.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 160.50 |
| Total Maintenance and Repairs Expense | 3,600.00 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 160.50 |
| Irrigation (7407) | 1,600.00 | 133.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Lawn Care contract (Nicks) (7432) | 34,645.00 | 2,887.08 | 0.00 | 0.00 | 8,226.25 | (5,871.25) | 9,120.00 | 0.00 |
| Landscaping and Repair (Non contract) | 4,200.00 | 350.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Ponds/Lakes Service (7486) | 3,200.00 | 266.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,243.88 |
| Total Landscaping Expense | 43,645.00 | | 0.00 | 0.00 | 8,226.25 | (5,871.25) | 9,120.00 | 1,243.88 |
| Total Expenses by Month & YTD | 74,884.00 | 270.83 | 1,859.86 | 1,518.18 | 12,713.85 | (4,421.53) | 10,585.30 | 3,372.86 |

| | | | | | | | |
|-------------------------------|-----------------|-------------------|------------------|--------------------|-----------------|--------------------|-------------------|
| Total Operating Income | 82,725.00 | (600.00) | 89,600.00 | (600.00) | (625.00) | (650.00) | (600.00) |
| Total Operating Expense | 74,884.00 | 1,859.86 | 1,518.18 | 12,713.85 | (4,421.53) | 10,585.30 | 3,372.86 |
| Net Operating Accounts | 7,841.00 | (2,459.86) | 88,081.82 | (13,313.85) | 3,796.53 | (11,235.30) | (3,972.86) |

| Reserve Income | | | | | | | |
|-----------------------------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Reserve Replacement (8005) | 7,200.00 | 600.00 | 600.00 | 600.00 | 600.00 | 600.00 | 600.00 |
| Reserve Misc Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Reserve Interest Income (8010-00) | 0.00 | 0.67 | 0.60 | 0.67 | 0.64 | 0.72 | 0.68 |
| Total Reserve activity | 7,200.00 | 600.67 | 600.60 | 600.67 | 600.64 | 600.72 | 600.68 |

| Account Balances - End of Month | 12/31/21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|-----------------------------------|-----------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SouthState/CenterState - Checking | 21,241.79 | 35,106.93 | 84,774.08 | 89,180.86 | 91,988.66 | 90,522.53 | 80,147.36 |
| SouthState/CenterState - Reserves | 78,799.64 | 78,800.31 | 78,800.91 | 80,601.58 | 81,202.22 | 81,802.94 | 82,403.62 |
| Total Bank Accounts | | 113,907.24 | 163,574.99 | 169,782.44 | 173,190.88 | 172,325.47 | 162,550.98 |

| | | | | | | |
|-------------------------------------|------------|------------|------------|------------|------------|-------------|
| Total Cash Receipts - Checking | 15,725.00 | 51,802.08 | 13,025.00 | 4,875.00 | 600.00 | 1,845.84 |
| Total Checks Cleared - Checking | (1,859.86) | (2,134.93) | (8,618.22) | (2,067.20) | (2,066.13) | (12,221.01) |
| Outstanding checks as of 12/31/2022 | N/A | N/A | N/A | N/A | N/A | N/A |

| Jul-22 | Aug-22 | YTD Totals | Funds Remaining |
|------------|------------|-------------|-----------------|
| 0.00 | 0.00 | 88,725.00 | |
| 0.00 | 0.00 | 1,400.00 | |
| 0.00 | 0.00 | 0.00 | |
| 0.00 | 0.00 | 0.00 | |
| 0.00 | 0.00 | 0.00 | |
| 0.00 | 25.00 | 25.00 | |
| (262.00) | 0.00 | (262.00) | |
| 0.00 | 0.00 | 0.00 | |
| 0.00 | 0.00 | 0.00 | |
| (600.00) | (600.00) | (4,800.00) | |
| (862.00) | (575.00) | 85,088.00 | |
| 1,081.00 | 1,081.00 | 8,648.00 | 2,162.00 |
| 0.00 | 0.00 | 0.00 | 0.00 |
| 230.50 | 58.94 | 943.75 | 406.25 |
| 0.00 | 0.00 | 6.00 | (6.00) |
| 0.00 | 0.00 | 0.00 | 54.00 |
| 0.00 | 0.00 | 2,947.00 | 553.00 |
| 0.00 | 0.00 | 0.00 | 500.00 |
| 450.00 | (125.00) | 613.90 | 186.10 |
| 0.00 | 0.00 | 0.00 | 475.00 |
| 136.96 | 0.00 | 186.75 | (186.75) |
| 1,898.46 | 1,014.94 | 13,345.40 | 4,143.60 |
| 30.00 | 0.00 | 30.00 | 1,770.00 |
| 0.00 | 0.00 | 0.00 | 1,200.00 |
| 0.00 | 0.00 | 250.00 | 0.00 |
| 30.00 | 0.00 | 280.00 | 2,970.00 |
| 324.35 | 389.04 | 2,668.33 | 1,231.67 |
| 302.95 | 1,372.51 | 1,787.66 | 1,212.34 |
| 627.30 | 1,761.55 | 4,455.99 | 2,444.01 |
| 0.00 | 0.00 | 160.50 | 3,439.50 |
| 0.00 | 0.00 | 160.50 | 3,439.50 |
| 0.00 | 881.50 | 881.50 | 718.50 |
| 0.00 | 0.00 | 11,475.00 | 23,170.00 |
| 0.00 | 0.00 | 0.00 | 4,200.00 |
| 0.00 | 0.00 | 1,243.88 | 1,956.12 |
| 0.00 | 881.50 | 13,600.38 | 30,044.62 |
| 2,555.76 | 3,657.99 | 31,842.27 | 43,041.73 |
| (862.00) | (575.00) | 85,088.00 | |
| 2,555.76 | 3,657.99 | 31,842.27 | |
| (3,417.76) | (4,232.99) | 53,245.73 | |
| 600.00 | 600.00 | 4,800.00 | |
| 0.00 | 0.00 | 0.00 | |
| 0.66 | 7.55 | 12.19 | |
| 600.66 | 607.55 | 4,812.19 | |
| Jul-22 | Aug-22 | | |
| 76,162.42 | 72,868.93 | | |
| 83,004.28 | 83,611.83 | | |
| 159,166.70 | 156,480.76 | | |
| 401.00 | 500.00 | 88,773.92 | |
| (4,385.94) | (3,793.49) | (37,146.78) | |
| N/A | N/A | | |

Need list of invoices for 2022, does not add up

2022 March

| Contract | | | |
|------------------------|----|------|-------|
| Cut Lawn, Trim etc | 28 | 680 | 19040 |
| Pull/Spray weeds | 14 | 140 | 1960 |
| Fertilize weed control | 4 | 1400 | 5600 |
| Pre Emergent | 1 | 625 | 625 |
| Pre mulch cleaning | 1 | 1680 | 1680 |
| Brown Dye mulch | 1 | 3900 | 3900 |
| Prune shrubs | 2 | 840 | 1680 |
| Ash Borer | 1 | 650 | 650 |
| Maintain Rip Rap | 8 | 0 | 0 |
| | | | 35135 |

Billed for 140

| | |
|---|------|
| 1 | 625 |
| 1 | 1680 |

Extra/Non contract

Overgrown shrub removal 50
Clean up cluverts (2)
Raise up low hanging tree branches on walking path
Deep Root Iron injection
Christmas Deco - separate line

\$2,355.00

2022 April

2022 May

2022 June

2022 July

2022

| | |
|---|------|
| 5 | 3400 |
| 3 | 420 |
| 1 | 1400 |
| | 0 |
| | 0 |
| 1 | 3900 |
| | 0 |
| | 0 |



\$0.00

\$9,120.00

\$0.00

\$0.00

August

Total

Extra

| | | | |
|---|------|---|-----|
| 5 | 3400 | 1 | 680 |
| 3 | 420 | 2 | 280 |
| 1 | 1400 | | |
| 1 | 625 | | |
| 1 | 1680 | | |
| 1 | 3900 | | |
| 0 | 0 | | |
| 0 | 0 | | |

\$0.00

| Contract | | | |
|------------------------|----|------|-------|
| Cut Lawn, Trim etc | 28 | 680 | 19040 |
| Pull/Spray weeds | 14 | 140 | 1960 |
| Fertilize weed control | 4 | 1400 | 5600 |
| Pre Emergent | 1 | 625 | 625 |
| Pre mulch cleaning | 1 | 1680 | 1680 |
| Brown Dye mulch | 1 | 3900 | 3900 |
| Pruneshrubs | 2 | 840 | 1680 |
| Ash Borer | 1 | 650 | 650 |
| Maintain Rip Rap | 8 | 0 | 0 |
| | | | 35135 |

| 2021 July | |
|-----------|------|
| 13 | 8840 |
| 7 | 980 |
| 2 | 2800 |
| 1 | 625 |
| 1 | 1680 |
| 1 | 3900 |
| 1 | 840 |
| 1 | 650 |

Billed for 140

Extra/Non contract

| | |
|--|-----|
| Turn playground Mulch | 280 |
| Clean up cluverts (2) | 250 |
| Raise up low hanging tree branches on walking path | |
| Deep Root Iron injection | |
| Christmas Deco - separate line | |

20845

| Contract | | | |
|------------------------|----|------|-------|
| Cut Lawn, Trim etc | 28 | 680 | 19040 |
| Pull/Spray weeds | 14 | 140 | 1960 |
| Fertilize weed control | 4 | 1400 | 5600 |
| Pre Emergent | 1 | 625 | 625 |
| Pre mulch cleaning | 1 | 1680 | 1680 |
| Brown Dye mulch | 1 | 3900 | 3900 |
| Pruneshrubs | 2 | 840 | 1680 |
| Ash Borer | 1 | 650 | 650 |
| Maintain Rip Rap | 8 | 0 | 0 |
| | | | 35135 |

| 2022 July | |
|-----------|------|
| 13 | 8840 |
| 7 | 980 |
| 2 | 2800 |
| 1 | 625 |
| 1 | 1680 |
| 1 | 3900 |
| 1 | 840 |
| 1 | 650 |

Billed for 140

Extra/Non contract

| | |
|--|-----|
| Turn playground Mulch | 280 |
| Clean up cluverts (2) | 250 |
| Raise up low hanging tree branches on walking path | |
| Deep Root Iron injection | |
| Christmas Deco - separate line | |

20845

| Sept | Dec | | Total | | | | |
|------|------|---|-------|----|-------|---|-----|
| 8 | 5440 | 8 | 5440 | 29 | 19720 | 1 | 680 |
| 4 | 560 | 5 | 700 | 16 | 2240 | 2 | 280 |
| 1 | 1400 | 1 | 1400 | 4 | 5600 | | |
| | | | | 1 | 625 | | |
| | | | | 1 | 1680 | | |
| | | | | 1 | 3900 | | |
| | | 1 | 840 | 2 | 1680 | | |
| | | | | 1 | 650 | | |

250
3500
560
475
10900 **9665**

| Sept | Dec | | Total | | | | |
|------|------|---|-------|----|-------|---|-----|
| 8 | 5440 | 8 | 5440 | 29 | 19720 | 1 | 680 |
| 4 | 560 | 5 | 700 | 16 | 2240 | 2 | 280 |
| 1 | 1400 | 1 | 1400 | 4 | 5600 | | |
| | | | | 1 | 625 | | |
| | | | | 1 | 1680 | | |
| | | | | 1 | 3900 | | |
| | | 1 | 840 | 2 | 1680 | | |
| | | | | 1 | 650 | | |

250
3500
560
475
10900 **9665**

| | JAN | FEB | MAR |
|--|--------------------|------------------|------------------|
| Assn fee - Delinquent fee 2020 | 150.00 | 150.00 | 150.00 |
| Assn fee - Delinquent fee 2021 | 225.00 | 200.00 | 175.00 |
| Assn fee - Delinquent fee 2022 | 0.00 | 1,475.00 | 1,201.00 |
| Assn fee - 2020 | 499.00 | 499.00 | 424.00 |
| Assn fee - 2021 | 1,422.18 | 1,372.18 | 1,322.18 |
| Assn fee - 2022 | 0.00 | 21,372.92 | 8,747.92 |
| Buyers move in Fee 2020 | 1.00 | 1.00 | - |
| Collection Fee (coll fee) 2021 | (25.00) | (25.00) | (25.00) |
| Collection Fee (coll fee) 2022 | - | - | - |
| Collection Fee 2020 | 225.00 | 225.00 | 225.00 |
| Collection Fee 2021 | 75.00 | 75.00 | 75.00 |
| Collection Fee 2022 | - | - | - |
| Inspection Fee 2020 | 100.00 | 100.00 | 100.00 |
| Inspection Fee 2021 | 0.00 | 0.00 | 0.00 |
| Legal fee/Coll cost reimbursement 2020 | 99.71 | 99.71 | 99.71 |
| Legal fee/Coll cost reimbursement 2021 | 50.00 | 50.00 | 50.00 |
| Pre paid | (17,301.00) | (51.00) | (51.00) |
| Total (not including prepaids) | 2,821.89 | 25,594.81 | 12,544.81 |
| Current | (17,402.00) | 22,695.92 | (152.00) |
| over 30 | 0.00 | 0.00 | 9,948.92 |
| over 60 | 0.00 | 0.00 | 0.00 |
| over 90 | 2,922.89 | 2,847.89 | 2,696.89 |
| Balance | (14,479.11) | 25,543.81 | 12,493.81 |
| Pre paid Adjust add back | (17,301.00) | (51.00) | (51.00) |
| Balance | 2,821.89 | 25,594.81 | 12,544.81 |

| APR | MAY | JUNE | JULY | AUGUST |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| 150.00 | 150.00 | 150.00 | 150.00 | 150.00 |
| 150.00 | 150.00 | 150.00 | 150.00 | 150.00 |
| 951.00 | 651.00 | 576.00 | 576.00 | 576.00 |
| 324.00 | 324.00 | 324.00 | 324.00 | 324.00 |
| 1,272.18 | 1,272.18 | 1,197.18 | 897.18 | 897.18 |
| 4,622.92 | 3,650.00 | 2,975.00 | 2,875.00 | 2,525.00 |
| - | - | - | - | - |
| (25.00) | (25.00) | (25.00) | (25.00) | (25.00) |
| - | (25.00) | (25.00) | (25.00) | (25.00) |
| 225.00 | 225.00 | 225.00 | 225.00 | 225.00 |
| 75.00 | 75.00 | 75.00 | 75.00 | 75.00 |
| 75.00 | 150.00 | 100.00 | 100.00 | 100.00 |
| 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 99.71 | 99.71 | 99.71 | 99.71 | 99.71 |
| 50.00 | 50.00 | 50.00 | 50.00 | 50.00 |
| (51.00) | (51.00) | (348.92) | (349.92) | (349.92) |
| 8,069.81 | 6,846.89 | 5,971.89 | 5,571.89 | 5,221.89 |
| (77.00) | (77.00) | (474.93) | (475.92) | (475.92) |
| 0.00 | 50.00 | 50.00 | 0.00 | 0.00 |
| 5,573.92 | 0.00 | 50.00 | 50.00 | 0.00 |
| 2,521.89 | 6,822.89 | 5,997.89 | 5,647.89 | 5,347.89 |
| 8,018.81 | 6,795.89 | 5,622.96 | 5,221.97 | 4,871.97 |
| (51.00) | (51.00) | (348.92) | (349.92) | (349.92) |
| 8,069.81 | 6,846.89 | 5,971.88 | 5,571.89 | 5,221.89 |