

Waterville Estates Association
Budget Comparison by Cost Center - Operating
12/1/2022 - 12/31/2022

Accounts	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3010 - Association Member Dues	\$697.09	\$0.00	\$697.09	\$443,902.50	\$425,571.08	\$18,331.42	\$425,571.08
3011 - Association Member Dues - Prior Year Write Off	\$0.00	\$0.00	\$0.00	\$895.55	\$0.00	\$895.55	\$0.00
3015 - Associations Unimproved Lot Dues	(\$392.90)	\$0.00	(\$392.90)	\$18,301.13	\$18,694.03	(\$392.90)	\$18,694.03
3020 - Association Grandfathered Lot Dues	\$0.00	\$0.00	\$0.00	\$4,748.64	\$4,748.64	\$0.00	\$4,748.64
3310 - Late Fee / Interest Fee	\$307.15	\$0.00	\$307.15	\$7,105.94	\$0.00	\$7,105.94	\$0.00
3420 - Northway Op Interest	\$0.73	\$1.98	(\$1.25)	\$17.61	\$23.76	(\$6.15)	\$23.76
3425 - Interest - Operating	\$4.06	\$0.00	\$4.06	\$30.35	\$0.00	\$30.35	\$0.00
3527 - Legal / Collection Fees	\$2,005.00	\$0.00	\$2,005.00	\$2,519.00	\$0.00	\$2,519.00	\$0.00
3531 - Misc/Other Income	\$0.00	\$55.09	(\$55.09)	\$12.92	\$661.52	(\$648.60)	\$661.52
3535 - Member Passes	\$3,700.00	\$1,329.21	\$2,370.79	\$120,988.67	\$15,950.41	\$105,038.26	\$15,950.41
3536 - Day Passes	\$1,040.00	\$1,022.08	\$17.92	\$54,351.35	\$12,264.85	\$42,086.50	\$12,264.85
3540 - Credit Card Processing Income	\$0.00	\$20.00	(\$20.00)	\$86.64	\$277.63	(\$190.99)	\$277.63
3553 - Building Applications	\$50.00	\$643.75	(\$593.75)	\$7,400.00	\$7,725.00	(\$325.00)	\$7,725.00
3554 - Building App. CIF	\$0.00	\$750.00	(\$750.00)	\$0.00	\$9,000.00	(\$9,000.00)	\$9,000.00
3820 - Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	\$2.10	(\$2.10)	\$2.10
Total Other	\$7,411.13	\$3,822.11	\$3,589.02	\$660,360.30	\$494,919.02	\$165,441.28	\$494,919.02
Total Income	\$7,411.13	\$3,822.11	\$3,589.02	\$660,360.30	\$494,919.02	\$165,441.28	\$494,919.02
Expense							
<u>Other</u>							
4010 - SMA Fee to WEVD	\$0.00	\$9,723.37	\$9,723.37	\$13.90	\$116,680.00	\$116,666.10	\$116,680.00
4015 - RMA Fee to Rec Fund	\$160,000.00	\$30,395.37	(\$129,604.63)	\$453,286.48	\$364,744.00	(\$88,542.48)	\$364,744.00
4020 - Facility Common/Service	\$0.00	\$2,257.69	\$2,257.69	\$10,243.18	\$27,092.06	\$16,848.88	\$27,092.06
4045 - Accounting	\$183.57	\$197.31	\$13.74	\$2,939.03	\$2,367.50	(\$571.53)	\$2,367.50
4055 - ASA Fee to WEVD	\$0.00	\$19.82	\$19.82	\$42,407.53	\$238.39	(\$42,169.14)	\$238.39
4075 - Credit Card Charges	\$314.35	\$521.02	\$206.67	\$6,773.32	\$6,252.79	(\$520.53)	\$6,252.79
4080 - Finance Charges	\$25.50	\$22.03	(\$3.47)	\$2,613.05	\$264.47	(\$2,348.58)	\$264.47
4085 - Board Expenses	\$0.00	\$50.75	\$50.75	\$250.00	\$609.00	\$359.00	\$609.00
4125 - Computer Support	\$0.00	\$184.54	\$184.54	\$1,438.54	\$2,214.48	\$775.94	\$2,214.48
4165 - NH Business Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
4170 - Town of Campton Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$401.98	\$401.98	\$401.98
4190 - Legal	\$1,771.50	\$2,597.11	\$825.61	\$2,481.50	\$31,164.88	\$28,683.38	\$31,164.88
4240 - Management Fee	\$12,975.00	\$0.00	(\$12,975.00)	\$18,165.00	\$0.00	(\$18,165.00)	\$0.00
4270 - Postage	\$0.00	\$71.32	\$71.32	\$213.05	\$855.62	\$642.57	\$855.62
4325 - Office Supplies	\$9.95	\$425.78	\$415.83	\$1,399.90	\$5,109.69	\$3,709.79	\$5,109.69
4355 - Dues & Subscriptions	\$549.90	\$293.41	(\$256.49)	\$3,242.01	\$3,521.03	\$279.02	\$3,521.03
4620 - Insurance - Liability	\$0.00	\$756.63	\$756.63	\$9,159.00	\$9,080.00	(\$79.00)	\$9,080.00
4675 - Insurance - D&O and Crime	\$0.00	\$586.87	\$586.87	\$6,822.00	\$7,042.00	\$220.00	\$7,042.00
5562 - Miscellaneous	\$0.00	\$50.00	\$50.00	\$796.26	\$600.00	(\$196.26)	\$600.00
Total Other	\$175,829.77	\$48,153.02	(\$127,676.75)	\$562,243.75	\$578,287.89	\$16,044.14	\$578,287.89
Total Expense	\$175,829.77	\$48,153.02	(\$127,676.75)	\$562,243.75	\$578,287.89	\$16,044.14	\$578,287.89

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Accounts	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$168,418.64)	(\$44,330.91)	(\$124,087.73)	\$98,116.55	(\$83,368.87)	\$181,485.42	(\$83,368.87)

Waterville Estates Association
Budget Comparison by Cost Center - Reserves - CIF
12/1/2022 - 12/31/2022

Accounts	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3210 - CIF Unit Sale Capital Reserve Assmt	\$10,000.00	\$14,000.00	(\$4,000.00)	\$146,000.00	\$171,232.46	(\$25,232.46)	\$171,232.46
3430 - Interest - Reserves	\$91.75	\$0.00	\$91.75	\$477.28	\$0.00	\$477.28	\$0.00
Total Other	\$10,091.75	\$14,000.00	(\$3,908.25)	\$146,477.28	\$171,232.46	(\$24,755.18)	\$171,232.46
Total Income	\$10,091.75	\$14,000.00	(\$3,908.25)	\$146,477.28	\$171,232.46	(\$24,755.18)	\$171,232.46
Expense							
<u>Other</u>							
7720 - CIF - Capital Reserve Expense	\$0.00	\$0.00	\$0.00	\$198,600.00	\$0.00	(\$198,600.00)	\$0.00
8005 - Corey's 10 - Ticket Item	\$0.00	\$0.00	\$0.00	\$294.98	\$0.00	(\$294.98)	\$0.00
8010 - CIF Misc. Expense	\$44.98	\$0.00	(\$44.98)	\$632.56	\$0.00	(\$632.56)	\$0.00
Total Other	\$44.98	\$0.00	(\$44.98)	\$199,527.54	\$0.00	(\$199,527.54)	\$0.00
Total Expense	\$44.98	\$0.00	(\$44.98)	\$199,527.54	\$0.00	(\$199,527.54)	\$0.00
Reserves - CIF Net Income	\$10,046.77	\$14,000.00	(\$3,953.23)	(\$53,050.26)	\$171,232.46	(\$224,282.72)	\$171,232.46

Waterville Estates Association
Balance Sheet
12/31/2022

	Operating	Reserves - CIF	Total
Assets			
<u>Other</u>			
1010 - Operating - PPB 3711	\$367,502.10		\$367,502.10
1012 - Operating - Northway Bank (BOD)	\$85,665.89		\$85,665.89
1061 - MVSB CIF Reserve Account (BOD)		\$24.35	\$24.35
1071 - Northway CIF Reserve Account (BOD)		\$10,004.22	\$10,004.22
1073 - Money Market Reserve 1 - PPB 3827		\$111,918.11	\$111,918.11
1074 - Money Market Reserve 2 - PPB 3868		\$342,209.22	\$342,209.22
1310 - Accounts Receivable	\$45,963.74		\$45,963.74
1315 - Accounts Receivable - Other	(\$103,588.75)		(\$103,588.75)
1400 - Deposit - PSNH	\$3,040.00		\$3,040.00
1440 - Allowance for Doubtful Accounts	(\$8,200.03)		(\$8,200.03)
1465 - Prepaid Insurance	\$6,676.50		\$6,676.50
1499 - Undeposited Funds	\$224.70		\$224.70
1510 - Due to Reserves from Operating		\$18,000.00	\$18,000.00
1700 - Due to/from Replacement Fund		\$6,612.00	\$6,612.00
1710 - Due to/from Operating	\$53,319.10		\$53,319.10
1715 - Due to/from WEA	\$3.36		\$3.36
1720 - Due to/from WEVD	(\$1,474.65)		(\$1,474.65)
1721 - SACCT	(\$35,745.20)		(\$35,745.20)
<u>Total Other</u>	\$413,386.76	\$488,767.90	\$902,154.66
<u>Fixed Assets</u>			
1380 - CIF Purchases		(\$2,000.00)	(\$2,000.00)
<u>Total Fixed Assets</u>		(\$2,000.00)	(\$2,000.00)
<i>Assets Total</i>	\$413,386.76	\$486,767.90	\$900,154.66
Liabilities & Equity			
<u>Other</u>			
2000 - Reconciliation Discrepancies	\$9,058.65		\$9,058.65
2015 - Accrued Expenses	\$1,771.50	\$44.98	\$1,816.48
2110 - Prepaid Assessments/Fees	\$9,287.69		\$9,287.69
2300 - Due to/from WEA	\$111.06		\$111.06
2305 - Due to/from WEVD	(\$388.60)		(\$388.60)
2306 - Due to Water Dept.	(\$15.81)		(\$15.81)
2315 - Due to Reserves from Operating	\$18,000.00		\$18,000.00
2400 - Deferred Revenue	\$140,163.76		\$140,163.76
2405 - Deferred Interest on Member A/R	\$27,428.16		\$27,428.16
2410 - Deferred Legal	\$3,496.67		\$3,496.67
2420 - Deferred CIF		(\$1,000.00)	(\$1,000.00)
<u>Total Other</u>	\$208,913.08	(\$955.02)	\$207,958.06
<u>Retained Earnings</u>	\$106,357.13	\$540,773.18	\$647,130.31
<u>Net Income</u>	\$98,116.55	(\$53,050.26)	\$45,066.29
<i>Liabilities and Equity Total</i>	\$413,386.76	\$486,767.90	\$900,154.66

Waterville Estates Association
Balance Sheet
12/31/2022

<u>Operating</u>	<u>Reserves - CIF</u>	<u>Total</u>
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