# Financial Report Package

## December 2024

## Prepared for

## Wemberley Hill Garden Homes Inc

## By

## PMI Louisville

| pmi Louisville | Balance Sheet - Operating<br>Wemberley Hill Garden Homes Inc<br>End Date: 12/31/2024 | Date: 1/7/2025<br>Time: 7:23 pm<br>Page: 1 |
|---|---|---|

| | | |
|---|---|---|
| **Assets** | | |
| Current Assets | | |
| 10-1000-00 SouthState Bank - Operating Acct 1897 | $6,833.79 | |
| 10-1005-00 Community Assn acct 56-477-619 | 8,921.23 | |
| 10-1050-00 Cash in Transit → To NEW MGMT. CO. | 118,916.55 | |
| Total Current Assets: | | $134,671.57 |
| Reserve Assets | | |
| 13-1005-00 Checking Acct Reserve Portion | 30,000.00 | |
| 13-1220-00 SouthState Bank - Reserve 1900 | 39.15 | |
| 13-2000-00 Advanz CD 1 107 (4.5% 11-23-25) | 52,165.11 | |
| 13-2001-00 Advanz CD 2 108 (4.5% 11-23-25) | 52,165.11 | |
| 13-2002-00 Advanz CD 3 109 (4.5% 11-23-25) | 52,165.11 | |
| 13-2003-00 Advanz CD 4 110 (4.5% 11-23-25) | 64,684.74 | |
| 13-2004-00 Advanz CU Share Acct | 332.10 | |
| 13-2005-00 Repub CD #5 7638 (4% 5-10-24) | 80,323.53 | |
| 13-2006-00 Repub CD #6 8401 (4.5% 5-18-24) | 80,042.87 | |
| 13-2007-00 US Bank CD 1 9353 (4.5% 03-24-25) | 72,997.28 | |
| 13-2008-00 US Bank CD 2 9379 (4.5% 03-24-25) | 72,997.28 | |
| Total Reserve Assets: | | $557,912.28 |
| Accounts Receivable | | |
| 14-1200-00 AR - Accounts Receivable | 2,037.00 | |
| Total Accounts Receivable: | | $2,037.00 |
| **Total Assets:** | | **$694,620.85** |
| **Liabilities & Equity** | | |
| Current Liabilities | | |
| 20-2100-00 Prepaid Assessment | 366.00 | |
| Total Current Liabilities: | | $366.00 |
| Reserve Funds | | |
| 21-2100-00 Advance HOA Fees | 626,614.92 | |
| Total Reserve Funds: | | $626,614.92 |
| Equity | | |
| 32-3200-00 Unappropriated Mbrs' Equity | 53,468.49 | |
| Total Equity: | | $53,468.49 |
| Net Income Gain / Loss | 14,171.44 | |
| | | $14,171.44 |
| **Total Liabilities & Equity:** | | **$694,620.85** |

pmi Louisville

**Income Statement - Operating**
Wemberley Hill Garden Homes Inc
12/31/2024

Date: 1/7/2025
Time: 7:23 pm
Page: 1

| Description | Current Period Actual | Current Period Budget | Current Period Variance | Year-to-date Actual | Year-to-date Budget | Year-to-date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **OPERATING INCOME** | | | | | | | |
| 40-4000-00 Assessment General | $27,491.00 | $27,491.00 | $- | $329,891.00 | $329,892.00 | ($1.00) | $329,892.00 |
| 42-4700-00 Bank Interest Income | 2.98 | 16.63 | (13.65) | 35.62 | 200.00 | (164.38) | 200.00 |
| 42-4710-00 Bank Interest Reserve | 39.15 | - | 39.15 | 467.73 | - | 467.73 | - |
| 42-4720-00 Interest-Assets Mgd BOD | - | 1,700.00 | (1,700.00) | 12,420.94 | 20,400.00 | (7,979.06) | 20,400.00 |
| **Total OPERATING INCOME** | **$27,533.13** | **$29,207.63** | **($1,674.50)** | **$342,815.29** | **$350,492.00** | **($7,676.71)** | **$350,492.00** |
| **OPERATING EXPENSE** | | | | | | | |
| 50-5000-00 Mgmt Contract | 1,008.00 | 1,008.00 | - | 12,096.00 | 12,096.00 | - | 12,096.00 |
| 50-5005-00 Office Supplies/Expense | - | 15.00 | 15.00 | - | 180.00 | 180.00 | 180.00 |
| 50-5010-00 Postage - Mailings | 30.52 | 17.50 | (13.02) | 578.21 | 210.00 | (368.21) | 210.00 |
| 50-5040-00 Bank Charges / NSF | - | - | - | 64.00 | - | (64.00) | - |
| 52-5045-00 Insurance Expense | - | 5,250.00 | 5,250.00 | 66,330.90 | 63,000.00 | (3,330.90) | 63,000.00 |
| 52-5060-00 Licenses/Permits/Fees | - | 24.13 | 24.13 | 15.00 | 290.00 | 275.00 | 290.00 |
| 52-5085-00 Misc Admin Expense | - | 100.00 | 100.00 | - | 1,200.00 | 1,200.00 | 1,200.00 |
| 52-5087-00 Clubhouse expense | 153.70 | 125.00 | (28.70) | 2,395.50 | 1,500.00 | (895.50) | 1,500.00 |
| 54-5100-00 Legal General | - | 41.63 | 41.63 | 118.50 | 500.00 | 381.50 | 500.00 |
| 54-5144-00 Project Management Fees | - | 150.00 | 150.00 | 1,307.80 | 1,800.00 | 492.20 | 1,800.00 |
| 54-5152-00 Acct/Audit/Tax | - | 250.00 | 250.00 | 2,698.62 | 3,000.00 | 301.38 | 3,000.00 |
| 58-5500-00 Electricity | 650.35 | 1,000.00 | 349.65 | 9,224.61 | 12,000.00 | 2,775.39 | 12,000.00 |
| 58-5510-00 Water/Sewer | 5,677.67 | 5,250.00 | (427.67) | 67,127.32 | 63,000.00 | (4,127.32) | 63,000.00 |
| 58-5520-00 Cable TV/Internet | 50.78 | - | (50.78) | 604.74 | - | (604.74) | - |
| 58-5810-00 Termite/Pest Control | - | 375.00 | 375.00 | 2,507.50 | 4,500.00 | 1,992.50 | 4,500.00 |
| 58-5812-00 Trash/Recycling Contract | 1,283.88 | 915.00 | (368.88) | 13,164.37 | 10,980.00 | (2,184.37) | 10,980.00 |
| 62-6000-00 Pool Management | 62.13 | 750.00 | 687.87 | 8,569.21 | 9,000.00 | 430.79 | 9,000.00 |
| 62-6020-00 Pool Repairs | - | 1,250.00 | 1,250.00 | 233.77 | 15,000.00 | 14,766.23 | 15,000.00 |
| 62-6040-00 Gym Equipment | - | 100.00 | 100.00 | 1,200.00 | 1,200.00 | - | 1,200.00 |
| 63-5400-00 Landscape/Grounds Contract | - | 4,585.00 | 4,585.00 | 47,551.04 | 55,020.00 | 7,468.96 | 55,020.00 |
| 63-5420-00 Landscape Other | 44.34 | 200.00 | 155.66 | 1,617.77 | 2,400.00 | 782.23 | 2,400.00 |
| 63-5425-00 Landscape - Shrubs | - | 1,500.00 | 1,500.00 | 1,388.60 | 18,000.00 | 16,611.40 | 18,000.00 |
| 63-5430-00 Landscape - Trees | 228.60 | 1,000.00 | 771.40 | 3,637.37 | 12,000.00 | 8,362.63 | 12,000.00 |
| 63-5470-00 Snow & Ice Management | - | 625.00 | 625.00 | - | 7,500.00 | 7,500.00 | 7,500.00 |
| 64-5751-00 Shrubs | - | 100.00 | 100.00 | - | 1,200.00 | 1,200.00 | 1,200.00 |
| 64-5752-00 General Maintenance / Repair | - | 600.00 | 600.00 | 12,610.25 | 7,200.00 | (5,410.25) | 7,200.00 |
| 64-5760-00 Gutter/Downspout Maint / Repair | - | 250.00 | 250.00 | 2,160.00 | 3,000.00 | 840.00 | 3,000.00 |
| 64-5770-00 Roof Repair | 715.00 | 600.00 | (115.00) | 1,925.00 | 7,200.00 | 5,275.00 | 7,200.00 |
| 64-5780-00 Brick/Mortar Repairs | - | - | - | 250.00 | - | (250.00) | - |
| 64-5790-00 Building Maintenance / Repair | 55.00 | 1,000.00 | 945.00 | 6,958.25 | 12,000.00 | 5,041.75 | 12,000.00 |
| 64-5791-00 Brick Work | - | 1,666.63 | 1,666.63 | - | 20,000.00 | 20,000.00 | 20,000.00 |
| 64-5795-00 Plumbing | - | 50.00 | 50.00 | - | 600.00 | 600.00 | 600.00 |
| 64-5830-00 Irrigation and fire hydrant maint | - | 75.00 | 75.00 | 2,090.68 | 900.00 | (1,190.68) | 900.00 |
| 85-8500-00 Reserve Contribution | - | 4,449.10 | 4,449.10 | 47,330.17 | 53,389.20 | 6,059.03 | 53,389.20 |
| 85-8600-00 Reserve Contribution-Interest (BOD) | - | - | - | 12,420.94 | - | (12,420.94) | - |
| 85-8610-00 Reserve Contribution-Interest | 39.15 | - | (39.15) | 467.73 | - | (467.73) | - |
| 85-8700-00 Capital Reserve / Deferred Maintenance | - | (4,166.63) | (4,166.63) | - | (50,000.00) | (50,000.00) | (50,000.00) |
| **Total OPERATING EXPENSE** | **$9,999.12** | **$29,155.36** | **$19,156.24** | **$328,643.85** | **$349,865.20** | **$21,221.35** | **$349,865.20** |
| **Net Income:** | **$17,534.01** | **$52.27** | **$17,481.74** | **$14,171.44** | **$626.80** | **$13,544.64** | **$626.80** |