

Wemberley Hill Garden Homes, Inc

Balance Sheet

Transaction 12/31/2025

Operating

Assets

10100 Allance - Operating 32,353.32

32,353.32

Reserve

10600 Reserve account -AASF 94,217.13

10603 Western Allance CDARS #9802- 12 mo @ 3.5/ 250,334.74

10604 Western Alliance CDARS #9837- 3 yr @ 3.25% 100,122.75

10620 Advanz CU Share Acct 332.73

10621 Repub CD #5 1916 (4.0%) 5/19/30- 60 mo 81,998.62

10622 Repub CD #6 1924 (4.0%) 5/19/30- 60 mo 81,712.10

Total Reserve 608,718.07

12000 Accounts Receivable 776.50

776.50

Total Assets

641,847.89

Liabilities & Equity

20100 PrePaid Assessments 3,633.10

29000 Members Equity - retained Earnings 702,451.23

706,084.33

Equity

Net Income (64,236.44)

Total Equity (64,236.44)

Total Liabilities & Equity

641,847.89

Wemberley Hill Garden Homes, Inc
KR Budget Comparison Standard with Code

Transaction 12/1/2025 To 12/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 HOA Dues	30,368.00	30,368.00	0.00	364,416.00	364,416.00	0.00	364,416.00
36500 Late Charges	38.90	0.00	38.90	536.91	0.00	536.91	0.00
37000 Interest Income	5,574.38	0.00	5,574.38	18,808.16	0.00	18,808.16	0.00
TOTAL	35,981.28	30,368.00	5,613.28	383,761.07	364,416.00	19,345.07	364,416.00
TOTAL Income	35,981.28	30,368.00	5,613.28	383,761.07	364,416.00	19,345.07	364,416.00
Expense							
<u>P-Utilities</u>							
45500 LG&E - Electricity	672.31	833.37	(161.06)	9,465.01	10,000.00	(534.99)	10,000.00
47000 Water & Sewer	5,829.86	5,666.63	163.23	77,430.93	68,000.00	9,430.93	68,000.00
48000 Trash/Recycling Contract	1,303.34	1,305.00	(1.66)	15,513.26	15,660.00	(146.74)	15,660.00
48100 Cable TV / Internet	50.88	52.50	(1.62)	608.91	630.00	(21.09)	630.00
TOTAL P-Utilities	7,856.39	7,857.50	(1.11)	103,018.11	94,290.00	8,728.11	94,290.00
<u>Repairs and Maintenance</u>							
55400 Clubhouse Expenses	153.70	233.37	(79.67)	2,410.14	2,800.00	(389.86)	2,800.00
55401 Roof Repairs	0.00	666.63	(666.63)	3,543.66	8,000.00	(4,456.34)	8,000.00
56700 Snow Removal	0.00	625.00	(625.00)	15,118.25	7,500.00	7,618.25	7,500.00
57500 Termite/Pest Control	0.00	375.00	(375.00)	3,604.75	4,500.00	(895.25)	4,500.00
58000 Landscape/Grounds Contract	4,046.40	4,046.38	0.02	48,556.76	48,557.00	(0.24)	48,557.00
58010 Landscape- Other	0.00	416.63	(416.63)	2,948.57	5,000.00	(2,051.43)	5,000.00
58020 Landscape- Trees	12,529.20	1,000.00	11,529.20	26,622.96	12,000.00	14,622.96	12,000.00
58110 Gutters/Downspout Maint/ Repair	334.21	41.63	292.58	1,784.21	500.00	1,284.21	500.00
58200 Irrigation & Fire Hydrant Maint	0.00	62.50	(62.50)	0.00	750.00	(750.00)	750.00
58300 General Maint/Repairs	0.00	1,333.37	(1,333.37)	5,770.64	16,000.00	(10,229.36)	16,000.00
58305 Building Maint/ Repairs	0.00	833.37	(833.37)	560.00	10,000.00	(9,440.00)	10,000.00
58310 Pool Management	0.00	583.37	(583.37)	6,150.87	7,000.00	(849.13)	7,000.00
58320 Pool Repairs	559.96	228.37	331.59	3,158.65	2,740.00	418.65	2,740.00
58330 Brick/Mortar Repairs	0.00	833.37	(833.37)	8,050.00	10,000.00	(1,950.00)	10,000.00
62000 Misc	338.49	0.00	338.49	464.49	0.00	464.49	0.00
TOTAL Repairs and Maintenance	17,961.96	11,278.99	6,682.97	128,743.95	135,347.00	(6,603.05)	135,347.00
<u>S-Administrative</u>							
60500 Bad Debt	0.00	0.00	0.00	346.00	0.00	346.00	0.00
62100 Bank Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
63500 Insurance -Business	3,638.80	6,666.63	(3,027.83)	90,518.17	80,000.00	10,518.17	80,000.00
65500 Management Fees	1,120.00	1,008.00	112.00	13,690.00	12,096.00	1,594.00	12,096.00
65510 Project Management Fess	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
66000 Office Supplies/Expense	0.00	33.37	(33.37)	0.00	400.00	(400.00)	400.00
66500 Postage/Dplication Expense	18.84	25.00	(6.16)	710.61	300.00	410.61	300.00
67000 Legal General	0.00	41.63	(41.63)	105.30	500.00	(394.70)	500.00
68500 Licenses/Permits/ Fees	0.00	2.12	(2.12)	1,903.01	25.00	1,878.01	25.00
68510 Acct/Audit/Taxes	0.00	275.00	(275.00)	3,150.00	3,300.00	(150.00)	3,300.00
68520 Meeting Expense	0.00	28.38	(28.38)	66.11	341.00	(274.89)	341.00
TOTAL S-Administrative	4,777.64	8,180.13	(3,402.49)	110,499.20	98,162.00	12,337.20	98,162.00
<u>V-Reserve</u>							
70000 Reserve Transfer	3,036.83	3,036.87	(0.04)	36,441.96	36,442.00	(0.04)	36,442.00

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70200 Reserve Transfer off set	(3,036.83)	(3,036.87)	0.04	(36,441.96)	(36,442.00)	0.04	(36,442.00)
70300 Pool Deck Coating	0.00	0.00	0.00	42,890.00	0.00	42,890.00	0.00
70305 Masonry	0.00	0.00	0.00	51,064.00	0.00	51,064.00	0.00
70310 Capital Expense	0.00	0.00	0.00	11,782.25	0.00	11,782.25	0.00
TOTAL V-Reserve	0.00	0.00	0.00	105,736.25	0.00	105,736.25	0.00
TOTAL Expense	30,595.99	27,316.62	3,279.37	447,997.51	327,799.00	120,198.51	327,799.00
Excess Revenue / Expense	5,385.29	3,051.38	2,333.91	(64,236.44)	36,617.00	(100,853.44)	36,617.00