Willow Wood Village Homeowners Association, Inc.

BALANCE SHEET

As of: 07/31/2026

Assets

Account #	Account Name	Total
Operating Assets		
105000	Operating Checking - Cogent *0972	$86,839.75
	OPERATING ASSETS TOTAL:	$86,839.75
Accounts Receivable		
130000	Maintenance Fees Receivable	$4,330.00
135000	Misc receivables	$1,240.00
	ACCOUNTS RECEIVABLE TOTAL:	$5,570.00
Reserve Assets		
140500	Reserve Checking - Cogent *0980	$143,034.02
	RESERVE ASSETS TOTAL:	$143,034.02
	TOTAL ASSETS:	$235,443.77

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Cable	$26,500.00
230000	Prepaid Assessments	$12,430.20
	OPERATING LIABILITIES TOTAL:	$38,930.20
Reserves		
291000	Other Capital Exp / Deferred Maint Reserve	$135,990.19
295000	Interest Reserve	$7,043.83
	RESERVES TOTAL:	$143,034.02
	TOTAL LIABILITIES:	$181,964.22

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	$30,345.30
	EQUITY TOTAL:	$30,345.30
	Current Year Net Income/(Loss)	$23,134.25

Account #	Account Name	Total
	TOTAL EQUITY:	$53,479.55
	TOTAL LIABILITIES AND EQUITY:	$235,443.77

Willow Wood Village Homeowners Association, Inc.

INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	24,330.00	24,380.00	(50.00)	170,585.00	170,660.00	(75.00)	292,560.00
421000 Interest Income - Oper	0.00	0.00	0.00	1.44	0.00	1.44	0.00
425000 Reserve Interest Income	264.23	250.00	14.23	1,744.73	1,750.00	(5.27)	3,000.00
430000 Late Fees	175.00	0.00	175.00	1,075.00	0.00	1,075.00	0.00
435000 Administrative Fee	200.00	0.00	200.00	450.00	0.00	450.00	0.00
440000 NSF Fee	45.00	0.00	45.00	48.00	0.00	48.00	0.00
455000 Violation	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
457000 Attorney Fee	0.00	0.00	0.00	1,613.23	0.00	1,613.23	0.00
Income Total	**25,014.23**	**24,630.00**	**384.23**	**177,517.40**	**172,410.00**	**5,107.40**	**295,560.00**
Total Income	**25,014.23**	**24,630.00**	**384.23**	**177,517.40**	**172,410.00**	**5,107.40**	**295,560.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
510000 Office Expenses / Administrative	70.00	358.33	288.33	2,339.74	2,508.31	168.57	4,300.00
520000 Accounting/Audit	0.00	187.50	187.50	0.00	1,312.50	1,312.50	2,250.00
525000 Legal / Professional	0.00	750.00	750.00	5,723.63	5,250.00	(473.63)	9,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	300.35	204.19	(96.16)	350.00
527000 Post Office Box	0.00	16.00	16.00	0.00	112.00	112.00	192.00
530000 Property Management Contract	979.00	979.00	0.00	6,853.00	6,853.00	0.00	11,748.00
540000 Corp Annual Report	0.00	8.33	8.33	75.00	58.31	(16.69)	100.00
Administrative Expenses Total	**1,049.00**	**2,328.33**	**1,279.33**	**15,291.72**	**16,298.31**	**1,006.59**	**27,940.00**
Insurance Expenses							
590000 Insurance Premiums	0.00	575.00	575.00	1,538.00	4,025.00	2,487.00	6,900.00
Insurance Expenses Total	**0.00**	**575.00**	**575.00**	**1,538.00**	**4,025.00**	**2,487.00**	**6,900.00**
Maintenance Expenses							
620000 General Repair and Maintenance	0.00	1,333.33	1,333.33	5,716.28	9,333.31	3,617.03	16,000.00
630000 Grounds Contract	4,326.00	4,500.00	174.00	31,507.00	31,500.00	(7.00)	54,000.00
630300 Tree Trimming	0.00	666.67	666.67	260.00	4,666.69	4,406.69	8,000.00
631000 Irrigation Contract	0.00	1,666.67	1,666.67	874.00	11,666.69	10,792.69	20,000.00
632000 Pool Contract	725.00	750.00	25.00	5,675.00	5,250.00	(425.00)	9,000.00
632500 Pool - Miscellaneous	300.00	0.00	(300.00)	4,534.62	0.00	(4,534.62)	0.00
635000 Cabana - Repair & Maint	0.00	437.50	437.50	700.00	3,062.50	2,362.50	5,250.00
635100 Cabana - Supplies	0.00	125.00	125.00	217.18	875.00	657.82	1,500.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	333.33	333.33	1,692.80	2,333.31	640.51	4,000.00
642000 Chelsea Ct. Drainage Repair	0.00	1,666.67	1,666.67	0.00	11,666.69	11,666.69	20,000.00
644000 Entrance Beautification	0.00	167.17	167.17	0.00	1,170.19	1,170.19	2,006.00
645000 Recreation Area Security System	0.00	666.67	666.67	0.00	4,666.69	4,666.69	8,000.00
Maintenance Expenses Total	**5,351.00**	**12,313.01**	**6,962.01**	**51,176.88**	**86,191.07**	**35,014.19**	**147,756.00**
Utilities							
710000 Electricity	551.50	708.33	156.83	4,372.54	4,958.31	585.77	8,500.00
720000 Water and Sewer	398.25	208.33	(189.92)	2,828.60	1,458.31	(1,370.29)	2,500.00

Account		Current				Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
725000 Reclaimed Water	548.50	166.67	(381.83)	4,069.00	1,166.69	(2,902.31)	2,000.00
731000 Cable	6,382.57	6,191.00	(191.57)	44,677.99	43,337.00	(1,340.99)	74,292.00
Utilities Total	**7,880.82**	**7,274.33**	**(606.49)**	**55,948.13**	**50,920.31**	**(5,027.82)**	**87,292.00**
Reserve Transfers							
910000 Reserve Funding	4,097.67	4,097.67	0.00	28,683.69	28,683.69	0.00	49,172.00
911000 Reserve Interest Transfer	264.23	0.00	(264.23)	1,744.73	0.00	(1,744.73)	0.00
Reserve Transfers Total	**4,361.90**	**4,097.67**	**(264.23)**	**30,428.42**	**28,683.69**	**(1,744.73)**	**49,172.00**
Total Expense	**18,642.72**	**26,588.34**	**7,945.62**	**154,383.15**	**186,118.38**	**31,735.23**	**319,060.00**
Net Income	**6,371.51**	**(1,958.34)**	**8,329.85**	**23,134.25**	**(13,708.38)**	**36,842.63**	**(23,500.00)**