

# Willow Wood Village Homeowners Association, Inc.

Run Date: 09/26/2025  
Run Time: 11:10 AM

## BALANCE SHEET As of: 08/31/2025 Assets

| Account #                  | Account Name                      | Total        |
|----------------------------|-----------------------------------|--------------|
| <b>Operating Assets</b>    |                                   |              |
| 100000                     | Operating Checking - Truist *7330 | \$43,320.08  |
|                            | OPERATING ASSETS TOTAL:           | \$43,320.08  |
| <b>Accounts Receivable</b> |                                   |              |
| 130000                     | Maintenance Fees Receivable       | \$4,231.46   |
| 135000                     | Misc receivables                  | \$240.00     |
|                            | ACCOUNTS RECEIVABLE TOTAL:        | \$4,471.46   |
| <b>Reserve Assets</b>      |                                   |              |
| 140000                     | Reserve Checking - Truist *7349   | \$104,691.56 |
|                            | RESERVE ASSETS TOTAL:             | \$104,691.56 |
|                            | TOTAL ASSETS:                     | \$152,483.10 |

## Liabilities

| Account #                    | Account Name                               | Total        |
|------------------------------|--------------------------------------------|--------------|
| <b>Operating Liabilities</b> |                                            |              |
| 230000                       | Prepaid Assessments                        | \$15,247.60  |
|                              | OPERATING LIABILITIES TOTAL:               | \$15,247.60  |
| <b>Reserves</b>              |                                            |              |
| 291000                       | Other Capital Exp / Deferred Maint Reserve | \$100,414.82 |
| 295000                       | Interest Reserve                           | \$4,276.74   |
|                              | RESERVES TOTAL:                            | \$104,691.56 |
|                              | TOTAL LIABILITIES:                         | \$119,939.16 |

## Equity

| Account #     | Account Name                   | Total       |
|---------------|--------------------------------|-------------|
| <b>Equity</b> |                                |             |
| 399999        | Fund Balance                   | \$12,735.55 |
|               | EQUITY TOTAL:                  | \$12,735.55 |
|               | Current Year Net Income/(Loss) | \$19,808.39 |
|               | TOTAL EQUITY:                  | \$32,543.94 |

| Account # | Account Name                  | Total               |
|-----------|-------------------------------|---------------------|
|           | TOTAL LIABILITIES AND EQUITY: | <u>\$152,483.10</u> |

# Willow Wood Village Homeowners Association, Inc.

Run Date: 09/26/2025

Run Time: 11:10 AM

## INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

### Income

| Account                        | Current          |                  |               | Year to Date      |                   |                 | Yearly            |
|--------------------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
|                                | Actual           | Budget           | Variance      | Actual            | Budget            | Variance        |                   |
| <b>Income</b>                  |                  |                  |               |                   |                   |                 |                   |
| 401000 Maintenance Fee Income  | 24,380.00        | 24,380.00        | 0.00          | 195,040.00        | 195,040.00        | 0.00            | 292,560.00        |
| 421000 Interest Income - Oper  | 0.39             | 16.67            | (16.28)       | 2.14              | 133.36            | (131.22)        | 200.00            |
| 425000 Reserve Interest Income | 274.99           | 95.99            | 179.00        | 2,073.89          | 767.92            | 1,305.97        | 1,151.86          |
| 430000 Late Fees               | 50.00            | 0.00             | 50.00         | 1,625.00          | 0.00              | 1,625.00        | 0.00              |
| 431000 Interest Fee            | 69.11            | 0.00             | 69.11         | 345.47            | 0.00              | 345.47          | 0.00              |
| 435000 Administrative Fee      | 200.00           | 0.00             | 200.00        | 550.00            | 0.00              | 550.00          | 0.00              |
| 436000 Miscellaneous Income    | 0.00             | 0.00             | 0.00          | 50.00             | 0.00              | 50.00           | 0.00              |
| 457000 Attorney Fee            | 10.00            | 0.00             | 10.00         | 3,016.08          | 0.00              | 3,016.08        | 0.00              |
| <b>Income Total</b>            | <b>24,984.49</b> | <b>24,492.66</b> | <b>491.83</b> | <b>202,702.58</b> | <b>195,941.28</b> | <b>6,761.30</b> | <b>293,911.86</b> |

|                     |                  |                  |               |                   |                   |                 |                   |
|---------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
| <b>Total Income</b> | <b>24,984.49</b> | <b>24,492.66</b> | <b>491.83</b> | <b>202,702.58</b> | <b>195,941.28</b> | <b>6,761.30</b> | <b>293,911.86</b> |
|---------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|

### Expense

| Account                                 | Current         |                 |               | Year to Date     |                  |                 | Yearly           |
|-----------------------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
|                                         | Actual          | Budget          | Variance      | Actual           | Budget           | Variance        |                  |
| <b>Administrative Expenses</b>          |                 |                 |               |                  |                  |                 |                  |
| 510000 Office Expenses / Administrative | 132.00          | 358.33          | 226.33        | 1,754.91         | 2,866.64         | 1,111.73        | 4,300.00         |
| 520000 Accounting/Audit                 | 0.00            | 125.00          | 125.00        | 0.00             | 1,000.00         | 1,000.00        | 1,500.00         |
| 525000 Legal / Professional             | 0.00            | 500.00          | 500.00        | 5,899.98         | 4,000.00         | (1,899.98)      | 6,000.00         |
| 526000 Licenses, Permits & Fees         | 0.00            | 29.17           | 29.17         | 1,025.35         | 233.36           | (791.99)        | 350.00           |
| 527000 Post Office Box                  | 0.00            | 15.17           | 15.17         | 192.00           | 121.36           | (70.64)         | 182.00           |
| 530000 Property Management Contract     | 979.00          | 979.00          | 0.00          | 7,832.00         | 7,832.00         | 0.00            | 11,748.00        |
| 540000 Corp Annual Report               | 0.00            | 8.33            | 8.33          | 70.00            | 66.64            | (3.36)          | 100.00           |
| <b>Administrative Expenses Total</b>    | <b>1,111.00</b> | <b>2,015.00</b> | <b>904.00</b> | <b>16,774.24</b> | <b>16,120.00</b> | <b>(654.24)</b> | <b>24,180.00</b> |

### Insurance Expenses

|                                 |              |               |               |                 |                 |                 |                 |
|---------------------------------|--------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|
| 590000 Insurance Premiums       | 22.00        | 547.41        | 525.41        | 2,113.50        | 4,379.28        | 2,265.78        | 6,568.98        |
| <b>Insurance Expenses Total</b> | <b>22.00</b> | <b>547.41</b> | <b>525.41</b> | <b>2,113.50</b> | <b>4,379.28</b> | <b>2,265.78</b> | <b>6,568.98</b> |

### Maintenance Expenses

|                                             |                 |                  |                 |                  |                  |                  |                   |
|---------------------------------------------|-----------------|------------------|-----------------|------------------|------------------|------------------|-------------------|
| 620000 General Repair and Maintenance       | 430.00          | 1,250.00         | 820.00          | 7,857.22         | 10,000.00        | 2,142.78         | 15,000.00         |
| 630000 Grounds Contract                     | 4,326.00        | 4,500.00         | 174.00          | 34,104.00        | 36,000.00        | 1,896.00         | 54,000.00         |
| 630100 Grounds - Extras                     | 0.00            | 0.00             | 0.00            | 2,300.00         | 0.00             | (2,300.00)       | 0.00              |
| 630300 Tree Trimming                        | 0.00            | 500.00           | 500.00          | 1,650.00         | 4,000.00         | 2,350.00         | 6,000.00          |
| 631000 Irrigation Contract                  | 0.00            | 1,500.00         | 1,500.00        | 6,270.85         | 12,000.00        | 5,729.15         | 18,000.00         |
| 632000 Pool Contract                        | 0.00            | 600.00           | 600.00          | 4,495.00         | 4,800.00         | 305.00           | 7,200.00          |
| 632500 Pool - Miscellaneous                 | 395.76          | 83.33            | (312.43)        | 3,436.52         | 666.64           | (2,769.88)       | 1,000.00          |
| 634000 Erosion                              | 0.00            | 1,155.51         | 1,155.51        | 2,250.00         | 9,244.08         | 6,994.08         | 13,866.14         |
| 635000 Cabana - Repair & Maint              | 450.00          | 300.00           | (150.00)        | 7,524.31         | 2,400.00         | (5,124.31)       | 3,600.00          |
| 635100 Cabana - Supplies                    | 34.22           | 25.00            | (9.22)          | 164.99           | 200.00           | 35.01            | 300.00            |
| 635200 Pool Cabana Courts - Repair & Mai... | 112.75          | 558.74           | 445.99          | 217.75           | 4,469.92         | 4,252.17         | 6,704.88          |
| <b>Maintenance Expenses Total</b>           | <b>5,748.73</b> | <b>10,472.58</b> | <b>4,723.85</b> | <b>70,270.64</b> | <b>83,780.64</b> | <b>13,510.00</b> | <b>125,671.02</b> |

### Utilities

|                        |        |        |          |          |          |            |          |
|------------------------|--------|--------|----------|----------|----------|------------|----------|
| 710000 Electricity     | 660.05 | 708.33 | 48.28    | 5,113.73 | 5,666.64 | 552.91     | 8,500.00 |
| 720000 Water and Sewer | 530.91 | 208.33 | (322.58) | 3,134.07 | 1,666.64 | (1,467.43) | 2,500.00 |
| 725000 Reclaimed Water | 64.00  | 166.67 | 102.67   | 359.00   | 1,333.36 | 974.36     | 2,000.00 |

| Account                          | Current   |           |          | Year to Date |            |            | Yearly     |
|----------------------------------|-----------|-----------|----------|--------------|------------|------------|------------|
|                                  | Actual    | Budget    | Variance | Actual       | Budget     | Variance   | Budget     |
| 731000 Cable                     | 6,403.56  | 6,283.33  | (120.23) | 51,228.48    | 50,266.64  | (961.84)   | 75,400.00  |
| Utilities Total                  | 7,658.52  | 7,366.66  | (291.86) | 59,835.28    | 58,933.28  | (902.00)   | 88,400.00  |
| Reserve Transfers                |           |           |          |              |            |            |            |
| 910000 Reserve Funding           | 3,978.33  | 3,978.33  | 0.00     | 31,826.64    | 31,826.64  | 0.00       | 47,740.00  |
| 911000 Reserve Interest Transfer | 274.99    | 0.00      | (274.99) | 2,073.89     | 0.00       | (2,073.89) | 0.00       |
| Reserve Transfers Total          | 4,253.32  | 3,978.33  | (274.99) | 33,900.53    | 31,826.64  | (2,073.89) | 47,740.00  |
| Total Expense                    | 18,793.57 | 24,379.98 | 5,586.41 | 182,894.19   | 195,039.84 | 12,145.65  | 292,560.00 |
| Net Income                       | 6,190.92  | 112.68    | 6,078.24 | 19,808.39    | 901.44     | 18,906.95  | 1,351.86   |