

**Willow Wood Village Homeowners
Association, Inc.**

Run Date: 07/13/2026
Run Time: 11:20 AM

**BALANCE SHEET
As of: 06/30/2026
Assets**

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$1,489.12
105000	Operating Checking - Cogent *0972	\$76,598.00
	OPERATING ASSETS TOTAL:	<u>\$78,087.12</u>
Accounts Receivable		
130000	Maintenance Fees Receivable	\$7,153.23
135000	Misc receivables	\$1,240.00
	ACCOUNTS RECEIVABLE TOTAL:	<u>\$8,393.23</u>
Reserve Assets		
140500	Reserve Checking - Cogent *0980	\$133,870.76
140000	Reserve Checking - Truist *7349	\$6,251.36
	RESERVE ASSETS TOTAL:	<u>\$140,122.12</u>
	TOTAL ASSETS:	<u><u>\$226,602.47</u></u>

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Cable	\$26,500.00
230000	Prepaid Assessments	\$12,897.31
	OPERATING LIABILITIES TOTAL:	<u>\$39,397.31</u>
Reserves		
291000	Other Capital Exp / Deferred Maint Reserve	\$133,342.52
295000	Interest Reserve	\$6,779.60
	RESERVES TOTAL:	<u>\$140,122.12</u>
	TOTAL LIABILITIES:	<u>\$179,519.43</u>

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$30,395.30
	EQUITY TOTAL:	<u>\$30,395.30</u>

Account #	Account Name	Total
	Current Year Net Income/(Loss)	\$16,737.74
	TOTAL EQUITY:	\$47,133.04
	TOTAL LIABILITIES AND EQUITY:	\$226,652.47

Balance sheet is out of balance by \$50.00

Willow Wood Village Homeowners Association, Inc.

Run Date: 07/13/2026

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INCOME STATEMENT

Start: 06/01/2026 | End: 06/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
401000 Maintenance Fee Income	24,380.00	24,380.00	0.00	146,255.00	146,280.00	(25.00)	292,560.00
421000 Interest Income - Oper	0.02	0.00	0.02	1.44	0.00	1.44	0.00
425000 Reserve Interest Income	253.02	250.00	3.02	1,480.50	1,500.00	(19.50)	3,000.00
430000 Late Fees	225.00	0.00	225.00	875.00	0.00	875.00	0.00
435000 Administrative Fee	0.00	0.00	0.00	250.00	0.00	250.00	0.00
440000 NSF Fee	15.00	0.00	15.00	3.00	0.00	3.00	0.00
455000 Violation	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
457000 Attorney Fee	1,583.23	0.00	1,583.23	1,613.23	0.00	1,613.23	0.00
Income Total	26,456.27	24,630.00	1,826.27	152,478.17	147,780.00	4,698.17	295,560.00
Total Income	26,456.27	24,630.00	1,826.27	152,478.17	147,780.00	4,698.17	295,560.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative Expenses							
510000 Office Expenses / Administrative	872.00	358.33	(513.67)	2,269.74	2,149.98	(119.76)	4,300.00
520000 Accounting/Audit	0.00	187.50	187.50	0.00	1,125.00	1,125.00	2,250.00
525000 Legal / Professional	1,913.23	750.00	(1,163.23)	5,723.63	4,500.00	(1,223.63)	9,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	300.35	175.02	(125.33)	350.00
527000 Post Office Box	0.00	16.00	16.00	0.00	96.00	96.00	192.00
530000 Property Management Contract	979.00	979.00	0.00	5,874.00	5,874.00	0.00	11,748.00
540000 Corp Annual Report	0.00	8.33	8.33	75.00	49.98	(25.02)	100.00
Administrative Expenses Total	3,764.23	2,328.33	(1,435.90)	14,242.72	13,969.98	(272.74)	27,940.00
Insurance Expenses							
590000 Insurance Premiums	0.00	575.00	575.00	1,538.00	3,450.00	1,912.00	6,900.00
Insurance Expenses Total	0.00	575.00	575.00	1,538.00	3,450.00	1,912.00	6,900.00
Maintenance Expenses							
620000 General Repair and Maintenance	0.00	1,333.33	1,333.33	5,716.28	7,999.98	2,283.70	16,000.00
630000 Grounds Contract	4,326.00	4,500.00	174.00	27,181.00	27,000.00	(181.00)	54,000.00
630300 Tree Trimming	0.00	666.67	666.67	260.00	4,000.02	3,740.02	8,000.00
631000 Irrigation Contract	0.00	1,666.67	1,666.67	874.00	10,000.02	9,126.02	20,000.00
632000 Pool Contract	725.00	750.00	25.00	4,950.00	4,500.00	(450.00)	9,000.00
632500 Pool - Miscellaneous	600.00	0.00	(600.00)	4,234.62	0.00	(4,234.62)	0.00
635000 Cabana - Repair & Maint	0.00	437.50	437.50	700.00	2,625.00	1,925.00	5,250.00
635100 Cabana - Supplies	92.02	125.00	32.98	217.18	750.00	532.82	1,500.00
635200 Pool Cabana Courts - Repair & Mai...	1,499.00	333.33	(1,165.67)	1,692.80	1,999.98	307.18	4,000.00
642000 Chelsea Ct. Drainage Repair	0.00	1,666.67	1,666.67	0.00	10,000.02	10,000.02	20,000.00
644000 Entrance Beautification	0.00	167.17	167.17	0.00	1,003.02	1,003.02	2,006.00
645000 Recreation Area Security System	0.00	666.67	666.67	0.00	4,000.02	4,000.02	8,000.00
Maintenance Expenses Total	7,242.02	12,313.01	5,070.99	45,825.88	73,878.06	28,052.18	147,756.00
Utilities							
710000 Electricity	561.57	708.33	146.76	3,821.04	4,249.98	428.94	8,500.00
720000 Water and Sewer	854.65	208.33	(646.32)	2,430.35	1,249.98	(1,180.37)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
725000 Reclaimed Water	557.50	166.67	(390.83)	3,520.50	1,000.02	(2,520.48)	2,000.00
731000 Cable	6,382.57	6,191.00	(191.57)	38,295.42	37,146.00	(1,149.42)	74,292.00
Utilities Total	8,356.29	7,274.33	(1,081.96)	48,067.31	43,645.98	(4,421.33)	87,292.00
Reserve Transfers							
910000 Reserve Funding	4,097.67	4,097.67	0.00	24,586.02	24,586.02	0.00	49,172.00
911000 Reserve Interest Transfer	253.02	0.00	(253.02)	1,480.50	0.00	(1,480.50)	0.00
Reserve Transfers Total	4,350.69	4,097.67	(253.02)	26,066.52	24,586.02	(1,480.50)	49,172.00
Total Expense	23,713.23	26,588.34	2,875.11	135,740.43	159,530.04	23,789.61	319,060.00
Net Income	2,743.04	(1,958.34)	4,701.38	16,737.74	(11,750.04)	28,487.78	(23,500.00)