

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

Run Date: 02/25/2026  
Run Time: 03:08 PM

**BALANCE SHEET  
As of: 01/31/2026  
Assets**

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *7330	\$71,791.16
105000	Operating Checking - Cogent *0972	\$4,525.00
	OPERATING ASSETS TOTAL:	\$76,316.16
<b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$2,567.03
135000	Misc receivables	\$1,240.00
	ACCOUNTS RECEIVABLE TOTAL:	\$3,807.03
<b>Reserve Assets</b>		
140000	Reserve Checking - Truist *7349	\$125,973.44
	RESERVE ASSETS TOTAL:	\$125,973.44
	TOTAL ASSETS:	\$206,096.63

**Liabilities**

Account #	Account Name	Total
<b>Operating Liabilities</b>		
227000	Deferred Cable	\$26,500.00
230000	Prepaid Assessments	\$18,984.34
	OPERATING LIABILITIES TOTAL:	\$45,484.34
<b>Reserves</b>		
291000	Other Capital Exp / Deferred Maint Reserve	\$120,425.81
295000	Interest Reserve	\$5,547.63
	RESERVES TOTAL:	\$125,973.44
	TOTAL LIABILITIES:	\$171,457.78

**Equity**

Account #	Account Name	Total
<b>Equity</b>		
399999	Fund Balance	\$30,395.30
	EQUITY TOTAL:	\$30,395.30
	Current Year Net Income/(Loss)	\$4,243.55

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL EQUITY:	<u>\$34,638.85</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$206,096.63</u></u>

# Willow Wood Village Homeowners Association, Inc.

Run Date: 02/25/2026  
Run Time: 03:08 PM

## INCOME STATEMENT

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

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	24,380.00	24,380.00	0.00	24,380.00	24,380.00	0.00	292,560.00
421000 Interest Income - Oper	0.65	0.00	0.65	0.65	0.00	0.65	0.00
425000 Reserve Interest Income	248.53	250.00	(1.47)	248.53	250.00	(1.47)	3,000.00
430000 Late Fees	(75.00)	0.00	(75.00)	(75.00)	0.00	(75.00)	0.00
455000 Violation	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
<b>Income Total</b>	<b>26,554.18</b>	<b>24,630.00</b>	<b>1,924.18</b>	<b>26,554.18</b>	<b>24,630.00</b>	<b>1,924.18</b>	<b>295,560.00</b>
<b>Total Income</b>	<b>26,554.18</b>	<b>24,630.00</b>	<b>1,924.18</b>	<b>26,554.18</b>	<b>24,630.00</b>	<b>1,924.18</b>	<b>295,560.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	822.74	358.33	(464.41)	822.74	358.33	(464.41)	4,300.00
520000 Accounting/Audit	0.00	187.50	187.50	0.00	187.50	187.50	2,250.00
525000 Legal / Professional	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	0.00	29.17	29.17	350.00
527000 Post Office Box	0.00	16.00	16.00	0.00	16.00	16.00	192.00
530000 Property Management Contract	979.00	979.00	0.00	979.00	979.00	0.00	11,748.00
540000 Corp Annual Report	0.00	8.33	8.33	0.00	8.33	8.33	100.00
<b>Administrative Expenses Total</b>	<b>1,801.74</b>	<b>2,328.33</b>	<b>526.59</b>	<b>1,801.74</b>	<b>2,328.33</b>	<b>526.59</b>	<b>27,940.00</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	2,498.00	575.00	(1,923.00)	2,498.00	575.00	(1,923.00)	6,900.00
<b>Insurance Expenses Total</b>	<b>2,498.00</b>	<b>575.00</b>	<b>(1,923.00)</b>	<b>2,498.00</b>	<b>575.00</b>	<b>(1,923.00)</b>	<b>6,900.00</b>
<b>Maintenance Expenses</b>							
620000 General Repair and Maintenance	0.00	1,333.33	1,333.33	0.00	1,333.33	1,333.33	16,000.00
630000 Grounds Contract	4,326.00	4,500.00	174.00	4,326.00	4,500.00	174.00	54,000.00
630300 Tree Trimming	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
631000 Irrigation Contract	395.00	1,666.67	1,271.67	395.00	1,666.67	1,271.67	20,000.00
632000 Pool Contract	725.00	750.00	25.00	725.00	750.00	25.00	9,000.00
632500 Pool - Miscellaneous	300.00	0.00	(300.00)	300.00	0.00	(300.00)	0.00
635000 Cabana - Repair & Maint	0.00	437.50	437.50	0.00	437.50	437.50	5,250.00
635100 Cabana - Supplies	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
642000 Chelsea Ct. Drainage Repair	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
644000 Entrance Beautification	0.00	167.17	167.17	0.00	167.17	167.17	2,006.00
645000 Recreation Area Security System	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
<b>Maintenance Expenses Total</b>	<b>5,746.00</b>	<b>12,313.01</b>	<b>6,567.01</b>	<b>5,746.00</b>	<b>12,313.01</b>	<b>6,567.01</b>	<b>147,756.00</b>
<b>Utilities</b>							
710000 Electricity	700.69	708.33	7.64	700.69	708.33	7.64	8,500.00
720000 Water and Sewer	366.43	208.33	(158.10)	366.43	208.33	(158.10)	2,500.00
725000 Reclaimed Water	469.00	166.67	(302.33)	469.00	166.67	(302.33)	2,000.00
731000 Cable	6,382.57	6,191.00	(191.57)	6,382.57	6,191.00	(191.57)	74,292.00
<b>Utilities Total</b>	<b>7,918.69</b>	<b>7,274.33</b>	<b>(644.36)</b>	<b>7,918.69</b>	<b>7,274.33</b>	<b>(644.36)</b>	<b>87,292.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Transfers</b>							
910000 Reserve Funding	4,097.67	4,097.67	0.00	4,097.67	4,097.67	0.00	49,172.00
911000 Reserve Interest Transfer	248.53	0.00	(248.53)	248.53	0.00	(248.53)	0.00
<b>Reserve Transfers Total</b>	<b>4,346.20</b>	<b>4,097.67</b>	<b>(248.53)</b>	<b>4,346.20</b>	<b>4,097.67</b>	<b>(248.53)</b>	<b>49,172.00</b>
<b>Total Expense</b>	<b>22,310.63</b>	<b>26,588.34</b>	<b>4,277.71</b>	<b>22,310.63</b>	<b>26,588.34</b>	<b>4,277.71</b>	<b>319,060.00</b>
<b>Net Income</b>	<b>4,243.55</b>	<b>(1,958.34)</b>	<b>6,201.89</b>	<b>4,243.55</b>	<b>(1,958.34)</b>	<b>6,201.89</b>	<b>(23,500.00)</b>