

Willow Wood Village Homeowners Association, Inc.

Run Date: 11/12/2025
Run Time: 01:42 PM

BALANCE SHEET As of: 10/31/2025 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$50,581.16
	OPERATING ASSETS TOTAL:	\$50,581.16
Accounts Receivable		
130000	Maintenance Fees Receivable	\$4,874.46
135000	Misc receivables	\$240.00
	ACCOUNTS RECEIVABLE TOTAL:	\$5,114.46
Reserve Assets		
140000	Reserve Checking - Truist *7349	\$111,072.70
	RESERVE ASSETS TOTAL:	\$111,072.70
	TOTAL ASSETS:	\$166,768.32

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	\$12,807.60
	OPERATING LIABILITIES TOTAL:	\$12,807.60
Reserves		
291000	Other Capital Exp / Deferred Maint Reserve	\$106,264.09
295000	Interest Reserve	\$4,808.61
	RESERVES TOTAL:	\$111,072.70
	TOTAL LIABILITIES:	\$123,880.30

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$12,735.55
	EQUITY TOTAL:	\$12,735.55
	Current Year Net Income/(Loss)	\$30,152.47
	TOTAL EQUITY:	\$42,888.02

Account #	Account Name	Total
	TOTAL LIABILITIES AND EQUITY:	<u>\$166,768.32</u>

Willow Wood Village Homeowners Association, Inc.

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INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	243,800.00	243,800.00	0.00	292,560.00
421000 Interest Income - Oper	0.48	16.67	(16.19)	3.08	166.70	(163.62)	200.00
425000 Reserve Interest Income	268.20	95.99	172.21	2,605.76	959.90	1,645.86	1,151.86
430000 Late Fees	25.00	0.00	25.00	1,825.00	0.00	1,825.00	0.00
431000 Interest Fee	0.00	0.00	0.00	345.47	0.00	345.47	0.00
435000 Administrative Fee	0.00	0.00	0.00	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	0.00	0.00	0.00	3,016.08	0.00	3,016.08	0.00
Income Total	24,673.68	24,492.66	181.02	252,195.39	244,926.60	7,268.79	293,911.86

Total Income	24,673.68	24,492.66	181.02	252,195.39	244,926.60	7,268.79	293,911.86
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative Expenses							
510000 Office Expenses / Administrative	5.80	358.33	352.53	1,791.71	3,583.30	1,791.59	4,300.00
520000 Accounting/Audit	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
525000 Legal / Professional	225.00	500.00	275.00	6,124.98	5,000.00	(1,124.98)	6,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	1,025.35	291.70	(733.65)	350.00
527000 Post Office Box	0.00	15.17	15.17	192.00	151.70	(40.30)	182.00
530000 Property Management Contract	0.00	979.00	979.00	8,811.00	9,790.00	979.00	11,748.00
540000 Corp Annual Report	0.00	8.33	8.33	70.00	83.30	13.30	100.00
Administrative Expenses Total	230.80	2,015.00	1,784.20	18,015.04	20,150.00	2,134.96	24,180.00

Insurance Expenses

590000 Insurance Premiums	359.00	547.41	188.41	2,472.50	5,474.10	3,001.60	6,568.98
Insurance Expenses Total	359.00	547.41	188.41	2,472.50	5,474.10	3,001.60	6,568.98

Maintenance Expenses

620000 General Repair and Maintenance	0.00	1,250.00	1,250.00	7,857.22	12,500.00	4,642.78	15,000.00
630000 Grounds Contract	4,326.00	4,500.00	174.00	42,756.00	45,000.00	2,244.00	54,000.00
630100 Grounds - Extras	2,500.00	0.00	(2,500.00)	4,800.00	0.00	(4,800.00)	0.00
630300 Tree Trimming	0.00	500.00	500.00	1,650.00	5,000.00	3,350.00	6,000.00
631000 Irrigation Contract	594.00	1,500.00	906.00	6,864.85	15,000.00	8,135.15	18,000.00
632000 Pool Contract	725.00	600.00	(125.00)	6,670.00	6,000.00	(670.00)	7,200.00
632500 Pool - Miscellaneous	300.00	83.33	(216.67)	4,036.52	833.30	(3,203.22)	1,000.00
634000 Erosion	0.00	1,155.51	1,155.51	2,250.00	11,555.10	9,305.10	13,866.14
635000 Cabana - Repair & Maint	0.00	300.00	300.00	7,524.31	3,000.00	(4,524.31)	3,600.00
635100 Cabana - Supplies	0.00	25.00	25.00	164.99	250.00	85.01	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	558.74	558.74	447.79	5,587.40	5,139.61	6,704.88
Maintenance Expenses Total	8,445.00	10,472.58	2,027.58	85,021.68	104,725.80	19,704.12	125,671.02

Utilities

710000 Electricity	702.54	708.33	5.79	6,484.40	7,083.30	598.90	8,500.00
720000 Water and Sewer	247.43	208.33	(39.10)	3,694.35	2,083.30	(1,611.05)	2,500.00
725000 Reclaimed Water	97.00	166.67	69.67	554.00	1,666.70	1,112.70	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
731000 Cable	5,779.85	6,283.33	503.48	63,411.89	62,833.30	(578.59)	75,400.00
Utilities Total	6,826.82	7,366.66	539.84	74,144.64	73,666.60	(478.04)	88,400.00
Reserve Transfers							
910000 Reserve Funding	3,978.33	3,978.33	0.00	39,783.30	39,783.30	0.00	47,740.00
911000 Reserve Interest Transfer	268.20	0.00	(268.20)	2,605.76	0.00	(2,605.76)	0.00
Reserve Transfers Total	4,246.53	3,978.33	(268.20)	42,389.06	39,783.30	(2,605.76)	47,740.00
Total Expense	20,108.15	24,379.98	4,271.83	222,042.92	243,799.80	21,756.88	292,560.00
Net Income	4,565.53	112.68	4,452.85	30,152.47	1,126.80	29,025.67	1,351.86