

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

Run Date: 01/05/2026
Run Time: 10:49 AM

**BALANCE SHEET
As of: 12/31/2025
Assets**

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$67,129.61
	OPERATING ASSETS TOTAL:	\$67,129.61
Accounts Receivable		
130000	Maintenance Fees Receivable	\$4,538.03
135000	Misc receivables	\$240.00
	ACCOUNTS RECEIVABLE TOTAL:	\$4,778.03
Reserve Assets		
140000	Reserve Checking - Truist *7349	\$121,627.24
	RESERVE ASSETS TOTAL:	\$121,627.24
	TOTAL ASSETS:	\$193,534.88

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Cable	\$26,500.00
230000	Prepaid Assessments	\$15,012.34
	OPERATING LIABILITIES TOTAL:	\$41,512.34
Reserves		
291000	Other Capital Exp / Deferred Maint Reserve	\$116,328.14
295000	Interest Reserve	\$5,299.10
	RESERVES TOTAL:	\$121,627.24
	TOTAL LIABILITIES:	\$163,139.58

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$12,735.55
	EQUITY TOTAL:	\$12,735.55
	Current Year Net Income/(Loss)	\$17,659.75

Account #	Account Name	Total
	TOTAL EQUITY:	\$30,395.30
	TOTAL LIABILITIES AND EQUITY:	<u>\$193,534.88</u>

Willow Wood Village Homeowners Association, Inc.

Run Date: 01/05/2026

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INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

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	292,535.00	292,560.00	(25.00)	292,560.00
421000 Interest Income - Oper	0.52	16.63	(16.11)	4.07	200.00	(195.93)	200.00
425000 Reserve Interest Income	247.98	95.97	152.01	3,096.25	1,151.86	1,944.39	1,151.86
430000 Late Fees	(75.00)	0.00	(75.00)	2,150.00	0.00	2,150.00	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	650.00	0.00	650.00	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
457000 Attorney Fee	557.50	0.00	557.50	5,421.42	0.00	5,421.42	0.00
Income Total	25,111.00	24,492.60	618.40	304,252.21	293,911.86	10,340.35	293,911.86

Total Income	25,111.00	24,492.60	618.40	304,252.21	293,911.86	10,340.35	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	100.00	358.37	258.37	2,288.01	4,300.00	2,011.99	4,300.00
520000 Accounting/Audit	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
525000 Legal / Professional	2,057.84	500.00	(1,557.84)	8,182.82	6,000.00	(2,182.82)	6,000.00
526000 Licenses, Permits & Fees	0.00	29.13	29.13	1,025.35	350.00	(675.35)	350.00
527000 Post Office Box	0.00	15.13	15.13	192.00	182.00	(10.00)	182.00
530000 Property Management Contract	979.00	979.00	0.00	11,748.00	11,748.00	0.00	11,748.00
540000 Corp Annual Report	0.00	8.37	8.37	70.00	100.00	30.00	100.00
Administrative Expenses Total	3,136.84	2,015.00	(1,121.84)	23,506.18	24,180.00	673.82	24,180.00

Insurance Expenses

590000 Insurance Premiums	969.60	547.47	(422.13)	8,570.45	6,568.98	(2,001.47)	6,568.98
Insurance Expenses Total	969.60	547.47	(422.13)	8,570.45	6,568.98	(2,001.47)	6,568.98

Maintenance Expenses

620000 General Repair and Maintenance	0.00	1,250.00	1,250.00	10,227.22	15,000.00	4,772.78	15,000.00
630000 Grounds Contract	4,326.00	4,500.00	174.00	51,408.00	54,000.00	2,592.00	54,000.00
630100 Grounds - Extras	0.00	0.00	0.00	4,800.00	0.00	(4,800.00)	0.00
630300 Tree Trimming	7,675.00	500.00	(7,175.00)	9,325.00	6,000.00	(3,325.00)	6,000.00
631000 Irrigation Contract	4,005.00	1,500.00	(2,505.00)	10,869.85	18,000.00	7,130.15	18,000.00
632000 Pool Contract	725.00	600.00	(125.00)	8,120.00	7,200.00	(920.00)	7,200.00
632500 Pool - Miscellaneous	300.00	83.37	(216.63)	5,061.52	1,000.00	(4,061.52)	1,000.00
633000 Pond Repair & Maintenance	1,200.00	0.00	(1,200.00)	1,200.00	0.00	(1,200.00)	0.00
634000 Erosion	0.00	1,155.53	1,155.53	2,250.00	13,866.14	11,616.14	13,866.14
635000 Cabana - Repair & Maint	0.00	300.00	300.00	9,631.70	3,600.00	(6,031.70)	3,600.00
635100 Cabana - Supplies	0.00	25.00	25.00	164.99	300.00	135.01	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	558.74	558.74	447.79	6,704.88	6,257.09	6,704.88
Maintenance Expenses Total	18,231.00	10,472.64	(7,758.36)	113,506.07	125,671.02	12,164.95	125,671.02

Utilities

710000 Electricity	844.08	708.37	(135.71)	8,004.17	8,500.00	495.83	8,500.00
720000 Water and Sewer	391.50	208.37	(183.13)	4,847.69	2,500.00	(2,347.69)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
725000 Reclaimed Water	682.00	166.63	(515.37)	1,519.86	2,000.00	480.14	2,000.00
731000 Cable	6,194.97	6,283.37	88.40	75,801.83	75,400.00	(401.83)	75,400.00
Utilities Total	8,112.55	7,366.74	(745.81)	90,173.55	88,400.00	(1,773.55)	88,400.00
Reserve Transfers							
910000 Reserve Funding	3,978.33	3,978.37	0.04	47,739.96	47,740.00	0.04	47,740.00
911000 Reserve Interest Transfer	247.98	0.00	(247.98)	3,096.25	0.00	(3,096.25)	0.00
Reserve Transfers Total	4,226.31	3,978.37	(247.94)	50,836.21	47,740.00	(3,096.21)	47,740.00
Total Expense	34,676.30	24,380.22	(10,296.08)	286,592.46	292,560.00	5,967.54	292,560.00
Net Income	(9,565.30)	112.38	(9,677.68)	17,659.75	1,351.86	16,307.89	1,351.86