

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

Run Date: 02/21/2025
Run Time: 11:39 AM

**BALANCE SHEET
As of: 01/31/2025
Assets**

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$21,376.38
129999	Due to / Due (from) Reserve	(\$987.43)
	OPERATING ASSETS TOTAL:	\$20,388.95
Accounts Receivable		
130000	Maintenance Fees Receivable	\$7,376.00
	ACCOUNTS RECEIVABLE TOTAL:	\$7,376.00
Reserve Assets		
140000	Reserve Checking - Truist *7349	\$110,069.57
149000	Due to / Due (from) Operating	\$987.43
	RESERVE ASSETS TOTAL:	\$111,057.00
	TOTAL ASSETS:	\$138,821.95

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	\$19,033.60
	OPERATING LIABILITIES TOTAL:	\$19,033.60
Reserves		
291000	Other Capital Exp / Deferred Maint Reserve	\$108,562.00
295000	Interest Reserve	\$2,495.00
	RESERVES TOTAL:	\$111,057.00
	TOTAL LIABILITIES:	\$130,090.60

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$10,135.55
	EQUITY TOTAL:	\$10,135.55
	Current Year Net Income/(Loss)	(\$1,404.20)

Account #	Account Name	Total
	TOTAL EQUITY:	\$8,731.35
	TOTAL LIABILITIES AND EQUITY:	<u>\$138,821.95</u>

Willow Wood Village Homeowners Association, Inc.

Run Date: 02/21/2025

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INCOME STATEMENT

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
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	0.30	16.67	(16.37)	0.30	16.67	(16.37)	200.00
425000 Reserve Interest Income	292.15	95.99	196.16	292.15	95.99	196.16	1,151.86
430000 Late Fees	225.00	0.00	225.00	225.00	0.00	225.00	0.00
Income Total	24,897.45	24,492.66	404.79	24,897.45	24,492.66	404.79	293,911.86
Total Income	24,897.45	24,492.66	404.79	24,897.45	24,492.66	404.79	293,911.86

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	750.86	358.33	(392.53)	750.86	358.33	(392.53)	4,300.00
520000 Accounting/Audit	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
525000 Legal / Professional	2,018.75	500.00	(1,518.75)	2,018.75	500.00	(1,518.75)	6,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	0.00	29.17	29.17	350.00
527000 Post Office Box	0.00	15.17	15.17	0.00	15.17	15.17	182.00
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
Administrative Expenses Total	3,748.61	2,015.00	(1,733.61)	3,748.61	2,015.00	(1,733.61)	24,180.00
Insurance Expenses							
590000 Insurance Premiums	1,212.50	547.41	(665.09)	1,212.50	547.41	(665.09)	6,568.98
Insurance Expenses Total	1,212.50	547.41	(665.09)	1,212.50	547.41	(665.09)	6,568.98
Maintenance Expenses							
620000 General Repair and Maintenance	2,850.00	1,250.00	(1,600.00)	2,850.00	1,250.00	(1,600.00)	15,000.00
630000 Grounds Contract	4,200.00	4,500.00	300.00	4,200.00	4,500.00	300.00	54,000.00
630300 Tree Trimming	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
631000 Irrigation Contract	820.00	1,500.00	680.00	820.00	1,500.00	680.00	18,000.00
632000 Pool Contract	1,305.00	600.00	(705.00)	1,305.00	600.00	(705.00)	7,200.00
632500 Pool - Miscellaneous	507.00	83.33	(423.67)	507.00	83.33	(423.67)	1,000.00
634000 Erosion	0.00	1,155.51	1,155.51	0.00	1,155.51	1,155.51	13,866.14
635000 Cabana - Repair & Maint	0.00	300.00	300.00	0.00	300.00	300.00	3,600.00
635100 Cabana - Supplies	0.00	25.00	25.00	0.00	25.00	25.00	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	558.74	558.74	0.00	558.74	558.74	6,704.88
Maintenance Expenses Total	9,682.00	10,472.58	790.58	9,682.00	10,472.58	790.58	125,671.02
Utilities							
710000 Electricity	735.75	708.33	(27.42)	735.75	708.33	(27.42)	8,500.00
720000 Water and Sewer	248.75	208.33	(40.42)	248.75	208.33	(40.42)	2,500.00
725000 Reclaimed Water	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
731000 Cable	6,403.56	6,283.33	(120.23)	6,403.56	6,283.33	(120.23)	75,400.00
Utilities Total	7,388.06	7,366.66	(21.40)	7,388.06	7,366.66	(21.40)	88,400.00
Reserve Transfers							
910000 Reserve Funding	3,978.33	3,978.33	0.00	3,978.33	3,978.33	0.00	47,740.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
911000 Reserve Interest Transfer	292.15	0.00	(292.15)	292.15	0.00	(292.15)	0.00
Reserve Transfers Total	4,270.48	3,978.33	(292.15)	4,270.48	3,978.33	(292.15)	47,740.00
Total Expense	26,301.65	24,379.98	(1,921.67)	26,301.65	24,379.98	(1,921.67)	292,560.00
Net Income	(1,404.20)	112.68	(1,516.88)	(1,404.20)	112.68	(1,516.88)	1,351.86