





Willow Wood Village Homeowners Association, Inc.

Run Date: 05/25/2024
Run Time: 10:07 AM

BALANCE SHEET As of: 04/30/2024 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$22,418.35
111000	Prior Operating - CNB Oper *6794 	(\$1,505.83)
129999	Due to / Due (from) Reserve	(\$26,694.17)
	OPERATING ASSETS TOTAL:	(\$5,781.65)
Accounts Receivable		
130000	Maintenance Fees Receivable	\$13,449.00
	ACCOUNTS RECEIVABLE TOTAL:	\$13,449.00
Reserve Assets		
140000	Reserve Checking - Truist *7349	\$53,393.31
149000	Due to / Due (from) Operating	\$26,694.17
141000	Prior Reserve Checking - CNB Resv *6821 	\$3.52
	RESERVE ASSETS TOTAL:	\$80,091.00
Current Operating Assets		
150000	Prepaid Insurance 	\$561.09
159000	 AR / AP Clearing	(\$814.01)
	CURRENT OPERATING ASSETS TOTAL:	(\$252.92)
	TOTAL ASSETS:	\$87,505.43

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	\$9,652.49
	OPERATING LIABILITIES TOTAL:	\$9,652.49
Reserve Liabilities		
291000	Other Capital Exp / Deferred Maint Reserve	\$79,937.03
295000	Interest Reserve	\$153.97
	RESERVE LIABILITIES TOTAL:	\$80,091.00
	TOTAL LIABILITIES:	\$89,743.49

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$8,939.16
	EQUITY TOTAL:	<u>\$8,939.16</u>
	Current Year Net Income/(Loss)	(\$11,177.22)
	TOTAL EQUITY:	<u>(\$2,238.06)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$87,505.43</u></u>

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INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	21,200.00	21,200.00	0.00	84,800.00	84,800.00	0.00	254,400.00
421000 Interest Income - Oper	0.21	0.00	0.21	0.21	0.00	0.21	0.00
425000 Reserve Interest Income	149.10	0.00	149.10	177.28	0.00	177.28	0.00
Income Total	21,349.31	21,200.00	149.31	84,977.49	84,800.00	177.49	254,400.00
Total Income	21,349.31	21,200.00	149.31	84,977.49	84,800.00	177.49	254,400.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	689.36	441.67	(247.69)	1,425.61	1,766.68	341.07	5,300.00
520000 Accounting/Audit	0.00	97.92	97.92	1,175.00	391.68	(783.32)	1,175.00
525000 Legal / Professional	776.00	333.33	(442.67)	3,731.00	1,333.32	(2,397.68)	4,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	0.00	116.68	116.68	350.00
527000 Post Office Box	182.00	8.33	(173.67)	182.00	33.32	(148.68)	100.00
530000 Property Management Contract	1,358.00	854.50	(503.50)	3,921.50	3,418.00	(503.50)	10,254.00
540000 Corp Annual Report	0.00	8.33	8.33	61.25	33.32	(27.93)	100.00
557000 Bank Fees	25.00	0.00	(25.00)	25.00	0.00	(25.00)	0.00
Administrative Expenses Total	3,030.36	1,773.25	(1,257.11)	10,521.36	7,093.00	(3,428.36)	21,279.00
Insurance Expenses							
590000 Insurance Premiums	291.00	629.25	338.25	5,877.90	2,517.00	(3,360.90)	7,551.00
Insurance Expenses Total	291.00	629.25	338.25	5,877.90	2,517.00	(3,360.90)	7,551.00
Maintenance Expenses							
630000 Grounds Contract	0.00	4,333.33	4,333.33	12,600.00	17,333.32	4,733.32	52,000.00
630100 Grounds - Extras	0.00	0.00	0.00	391.88	0.00	(391.88)	0.00
630300 Tree Trimming	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
631000 Irrigation Contract	4,630.00	1,250.00	(3,380.00)	21,500.00	5,000.00	(16,500.00)	15,000.00
632000 Pool Contract	0.00	583.33	583.33	1,740.00	2,333.32	593.32	7,000.00
632500 Pool - Miscellaneous	300.00	41.67	(258.33)	350.00	166.68	(183.32)	500.00
633000 Pond Repair & Maintenance	0.00	166.67	166.67	1,971.00	666.68	(1,304.32)	2,000.00
635000 Cabana - Repair & Maint	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
635100 Cabana - Supplies	0.00	25.00	25.00	14.96	100.00	85.04	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00
641000 Parking Lot Striping	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
642000 Chelsea Ct. Drainage Repair	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
643000 Entrance Signs	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
691000 Reserve Study	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
Maintenance Expenses Total	4,930.00	9,033.34	4,103.34	38,567.84	36,133.36	(2,434.48)	108,400.00
Utilities							
710000 Electricity	897.33	708.33	(189.00)	3,041.02	2,833.32	(207.70)	8,500.00
720000 Water and Sewer	351.70	208.33	(143.37)	351.70	833.32	481.62	2,500.00
725000 Reclaimed Water	0.00	166.67	166.67	1,005.45	666.68	(338.77)	2,000.00
731000 Cable	6,072.20	5,600.00	(472.20)	24,288.80	22,400.00	(1,888.80)	67,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities Total	7,321.23	6,683.33	(637.90)	28,686.97	26,733.32	(1,953.65)	80,200.00
Reserve Transfers							
910000 Reserve Funding	3,080.84	3,080.83	(0.01)	12,323.36	12,323.32	(0.04)	36,970.00
911000 Reserve Interest Transfer	149.10	0.00	(149.10)	177.28	0.00	(177.28)	0.00
Reserve Transfers Total	3,229.94	3,080.83	(149.11)	12,500.64	12,323.32	(177.32)	36,970.00
Total Expense	18,802.53	21,200.00	2,397.47	96,154.71	84,800.00	(11,354.71)	254,400.00
Net Income	2,546.78	0.00	2,546.78	(11,177.22)	0.00	(11,177.22)	0.00