

# Willow Wood Village Homeowners Association, Inc.

Run Date: 09/13/2024  
Run Time: 01:44 PM

## BALANCE SHEET As of: 08/31/2024 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *7330	\$25,112.19
129999	Due to / Due (from) Reserve	(\$18,654.73)
	OPERATING ASSETS TOTAL:	\$6,457.46
 <b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$9,589.00
	ACCOUNTS RECEIVABLE TOTAL:	\$9,589.00
 <b>Reserve Assets</b>		
140000	Reserve Checking - Truist *7349	\$74,673.79
149000	Due to / Due (from) Operating	\$18,654.73
	RESERVE ASSETS TOTAL:	\$93,328.52
 <b>Current Operating Assets</b>		
159000	AR / AP Clearing	(\$614.01)
	CURRENT OPERATING ASSETS TOTAL:	(\$614.01)
	TOTAL ASSETS:	\$108,760.97

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
230000	Prepaid Assessments	\$12,912.49
	OPERATING LIABILITIES TOTAL:	\$12,912.49
 <b>Reserve Liabilities</b>		
291000	Other Capital Exp / Deferred Maint Reserve	\$92,260.35
295000	Interest Reserve	\$1,068.17
	RESERVE LIABILITIES TOTAL:	\$93,328.52
	TOTAL LIABILITIES:	\$106,241.01

## Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
350000	Prior Year Equity Adjustments	\$1,505.83
399999	Fund Balance	\$8,939.16
	EQUITY TOTAL:	<u>\$10,444.99</u>
	Current Year Net Income/(Loss)	<u>(\$7,925.03)</u>
	TOTAL EQUITY:	<u>\$2,519.96</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$108,760.97</u></u>

# Willow Wood Village Homeowners Association, Inc.

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## INCOME STATEMENT

Start: 08/01/2024 | End: 08/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	21,200.00	21,200.00	0.00	169,600.00	169,600.00	0.00	254,400.00
421000 Interest Income - Oper	0.20	0.00	0.20	1.16	0.00	1.16	0.00
425000 Reserve Interest Income	267.53	0.00	267.53	1,095.00	0.00	1,095.00	0.00
430000 Late Fees	275.00	0.00	275.00	1,050.00	0.00	1,050.00	0.00
431000 Interest Fee	6.00	0.00	6.00	6.00	0.00	6.00	0.00
435000 Administrative Fee	150.00	0.00	150.00	750.00	0.00	750.00	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
<b>Income Total</b>	<b>21,898.73</b>	<b>21,200.00</b>	<b>698.73</b>	<b>172,527.16</b>	<b>169,600.00</b>	<b>2,927.16</b>	<b>254,400.00</b>
<b>Total Income</b>	<b>21,898.73</b>	<b>21,200.00</b>	<b>698.73</b>	<b>172,527.16</b>	<b>169,600.00</b>	<b>2,927.16</b>	<b>254,400.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	127.00	441.67	314.67	2,333.11	3,533.36	1,200.25	5,300.00
520000 Accounting/Audit	0.00	97.92	97.92	1,175.00	783.36	(391.64)	1,175.00
525000 Legal / Professional	405.00	333.33	(71.67)	8,535.76	2,666.64	(5,869.12)	4,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	75.00	233.36	158.36	350.00
527000 Post Office Box	0.00	8.33	8.33	182.00	66.64	(115.36)	100.00
530000 Property Management Contract	979.00	854.50	(124.50)	7,458.50	6,836.00	(622.50)	10,254.00
540000 Corp Annual Report	0.00	8.33	8.33	61.25	66.64	5.39	100.00
557000 Bank Fees	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
<b>Administrative Expenses Total</b>	<b>1,511.00</b>	<b>1,773.25</b>	<b>262.25</b>	<b>19,845.62</b>	<b>14,186.00</b>	<b>(5,659.62)</b>	<b>21,279.00</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	0.00	629.25	629.25	6,719.99	5,034.00	(1,685.99)	7,551.00
<b>Insurance Expenses Total</b>	<b>0.00</b>	<b>629.25</b>	<b>629.25</b>	<b>6,719.99</b>	<b>5,034.00</b>	<b>(1,685.99)</b>	<b>7,551.00</b>
<b>Maintenance Expenses</b>							
630000 Grounds Contract	4,200.00	4,333.33	133.33	33,600.00	34,666.64	1,066.64	52,000.00
630100 Grounds - Extras	25.55	0.00	(25.55)	854.84	0.00	(854.84)	0.00
630300 Tree Trimming	0.00	500.00	500.00	0.00	4,000.00	4,000.00	6,000.00
631000 Irrigation Contract	1,968.00	1,250.00	(718.00)	26,621.92	10,000.00	(16,621.92)	15,000.00
632000 Pool Contract	580.00	583.33	3.33	5,220.00	4,666.64	(553.36)	7,000.00
632500 Pool - Miscellaneous	640.06	41.67	(598.39)	2,630.98	333.36	(2,297.62)	500.00
633000 Pond Repair & Maintenance	0.00	166.67	166.67	1,971.00	1,333.36	(637.64)	2,000.00
635000 Cabana - Repair & Maint	0.00	166.67	166.67	35.40	1,333.36	1,297.96	2,000.00
635100 Cabana - Supplies	25.00	25.00	0.00	221.44	200.00	(21.44)	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	300.00	300.00	39.33	2,400.00	2,360.67	3,600.00
641000 Parking Lot Striping	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
642000 Chelsea Ct. Drainage Repair	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
643000 Entrance Signs	0.00	583.33	583.33	0.00	4,666.64	4,666.64	7,000.00
691000 Reserve Study	0.00	250.00	250.00	350.00	2,000.00	1,650.00	3,000.00
<b>Maintenance Expenses Total</b>	<b>7,438.61</b>	<b>9,033.34</b>	<b>1,594.73</b>	<b>71,544.91</b>	<b>72,266.72</b>	<b>721.81</b>	<b>108,400.00</b>

### Utilities

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
710000 Electricity	657.38	708.33	50.95	5,316.96	5,666.64	349.68	8,500.00
720000 Water and Sewer	344.18	208.33	(135.85)	1,699.98	1,666.64	(33.34)	2,500.00
725000 Reclaimed Water	0.00	166.67	166.67	1,005.45	1,333.36	327.91	2,000.00
731000 Cable	6,072.20	5,600.00	(472.20)	48,577.60	44,800.00	(3,777.60)	67,200.00
<b>Utilities Total</b>	<b>7,073.76</b>	<b>6,683.33</b>	<b>(390.43)</b>	<b>56,599.99</b>	<b>53,466.64</b>	<b>(3,133.35)</b>	<b>80,200.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	3,080.83	3,080.83	0.00	24,646.68	24,646.64	(0.04)	36,970.00
911000 Reserve Interest Transfer	267.53	0.00	(267.53)	1,095.00	0.00	(1,095.00)	0.00
<b>Reserve Transfers Total</b>	<b>3,348.36</b>	<b>3,080.83</b>	<b>(267.53)</b>	<b>25,741.68</b>	<b>24,646.64</b>	<b>(1,095.04)</b>	<b>36,970.00</b>
<b>Total Expense</b>	<b>19,371.73</b>	<b>21,200.00</b>	<b>1,828.27</b>	<b>180,452.19</b>	<b>169,600.00</b>	<b>(10,852.19)</b>	<b>254,400.00</b>
<b>Net Income</b>	<b>2,527.00</b>	<b>0.00</b>	<b>2,527.00</b>	<b>(7,925.03)</b>	<b>0.00</b>	<b>(7,925.03)</b>	<b>0.00</b>