

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

Run Date: 01/17/2025
Run Time: 01:21 PM

**BALANCE SHEET
As of: 12/31/2024
Assets**

| Account # | Account Name | Total |
|----------------------------|-----------------------------------|----------------------------|
| Operating Assets | | |
| 100000 | Operating Checking - Truist *7330 | \$14,199.55 |
| | OPERATING ASSETS TOTAL: | <u>\$14,199.55</u> |
| Accounts Receivable | | |
| 130000 | Maintenance Fees Receivable | \$5,209.00 |
| | ACCOUNTS RECEIVABLE TOTAL: | <u>\$5,209.00</u> |
| Reserve Assets | | |
| 140000 | Reserve Checking - Truist *7349 | \$106,786.52 |
| | RESERVE ASSETS TOTAL: | <u>\$106,786.52</u> |
| | TOTAL ASSETS: | <u><u>\$126,195.07</u></u> |

Liabilities

| Account # | Account Name | Total |
|------------------------------|--|---------------------|
| Operating Liabilities | | |
| 230000 | Prepaid Assessments | \$9,598.00 |
| | OPERATING LIABILITIES TOTAL: | <u>\$9,598.00</u> |
| Reserves | | |
| 291000 | Other Capital Exp / Deferred Maint Reserve | \$104,583.67 |
| 295000 | Interest Reserve | \$2,202.85 |
| | RESERVES TOTAL: | <u>\$106,786.52</u> |
| | TOTAL LIABILITIES: | <u>\$116,384.52</u> |

Equity

| Account # | Account Name | Total |
|---------------|--------------------------------|--------------------|
| Equity | | |
| 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) | (\$634.44) |
| | TOTAL EQUITY: | <u>\$9,810.55</u> |

| Account # | Account Name | Total |
|------------------|-------------------------------|---------------------|
| | TOTAL LIABILITIES AND EQUITY: | <u>\$126,195.07</u> |

Willow Wood Village Homeowners Association, Inc.

Run Date: 01/17/2025
Run Time: 01:21 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|--------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 401000 Maintenance Fee Income | 21,400.00 | 21,200.00 | 200.00 | 254,400.00 | 254,400.00 | 0.00 | 254,400.00 |
| 421000 Interest Income - Oper | 0.21 | 0.00 | 0.21 | 2.06 | 0.00 | 2.06 | 0.00 |
| 425000 Reserve Interest Income | 284.89 | 0.00 | 284.89 | 2,229.68 | 0.00 | 2,229.68 | 0.00 |
| 430000 Late Fees | (25.00) | 0.00 | (25.00) | 1,860.00 | 0.00 | 1,860.00 | 0.00 |
| 431000 Interest Fee | 0.00 | 0.00 | 0.00 | 6.00 | 0.00 | 6.00 | 0.00 |
| 435000 Administrative Fee | (50.00) | 0.00 | (50.00) | 900.00 | 0.00 | 900.00 | 0.00 |
| 436000 Miscellaneous Income | 614.01 | 0.00 | 614.01 | 639.01 | 0.00 | 639.01 | 0.00 |
| 457000 Attorney Fee | 6,575.24 | 0.00 | 6,575.24 | 6,575.24 | 0.00 | 6,575.24 | 0.00 |
| Income Total | 28,799.35 | 21,200.00 | 7,599.35 | 266,611.99 | 254,400.00 | 12,211.99 | 254,400.00 |
| Total Income | 28,799.35 | 21,200.00 | 7,599.35 | 266,611.99 | 254,400.00 | 12,211.99 | 254,400.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Administrative Expenses | | | | | | | |
| 510000 Office Expenses / Administrative | 130.68 | 441.63 | 310.95 | 3,209.16 | 5,300.00 | 2,090.84 | 5,300.00 |
| 520000 Accounting/Audit | 0.00 | 97.88 | 97.88 | 1,175.00 | 1,175.00 | 0.00 | 1,175.00 |
| 525000 Legal / Professional | 301.07 | 333.37 | 32.30 | 10,476.00 | 4,000.00 | (6,476.00) | 4,000.00 |
| 526000 Licenses, Permits & Fees | 0.00 | 29.13 | 29.13 | 75.00 | 350.00 | 275.00 | 350.00 |
| 527000 Post Office Box | 0.00 | 8.37 | 8.37 | 182.00 | 100.00 | (82.00) | 100.00 |
| 530000 Property Management Contract | 979.00 | 854.50 | (124.50) | 11,374.50 | 10,254.00 | (1,120.50) | 10,254.00 |
| 540000 Corp Annual Report | 0.00 | 8.37 | 8.37 | 61.25 | 100.00 | 38.75 | 100.00 |
| 557000 Bank Fees | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | (25.00) | 0.00 |
| Administrative Expenses Total | 1,410.75 | 1,773.25 | 362.50 | 26,577.91 | 21,279.00 | (5,298.91) | 21,279.00 |
| Insurance Expenses | | | | | | | |
| 590000 Insurance Premiums | 4,979.95 | 629.25 | (4,350.70) | 12,058.94 | 7,551.00 | (4,507.94) | 7,551.00 |
| Insurance Expenses Total | 4,979.95 | 629.25 | (4,350.70) | 12,058.94 | 7,551.00 | (4,507.94) | 7,551.00 |
| Maintenance Expenses | | | | | | | |
| 630000 Grounds Contract | 4,200.00 | 4,333.37 | 133.37 | 50,400.00 | 52,000.00 | 1,600.00 | 52,000.00 |
| 630100 Grounds - Extras | 0.00 | 0.00 | 0.00 | 1,881.39 | 0.00 | (1,881.39) | 0.00 |
| 630300 Tree Trimming | 6,850.00 | 500.00 | (6,350.00) | 6,850.00 | 6,000.00 | (850.00) | 6,000.00 |
| 631000 Irrigation Contract | 0.00 | 1,250.00 | 1,250.00 | 30,136.92 | 15,000.00 | (15,136.92) | 15,000.00 |
| 632000 Pool Contract | 580.00 | 583.37 | 3.37 | 7,540.00 | 7,000.00 | (540.00) | 7,000.00 |
| 632500 Pool - Miscellaneous | 300.00 | 41.63 | (258.37) | 3,902.14 | 500.00 | (3,402.14) | 500.00 |
| 633000 Pond Repair & Maintenance | 0.00 | 166.63 | 166.63 | 1,971.00 | 2,000.00 | 29.00 | 2,000.00 |
| 635000 Cabana - Repair & Maint | 0.00 | 166.63 | 166.63 | 1,305.47 | 2,000.00 | 694.53 | 2,000.00 |
| 635100 Cabana - Supplies | 0.00 | 25.00 | 25.00 | 269.79 | 300.00 | 30.21 | 300.00 |
| 635200 Pool Cabana Courts - Repair & Mai... | 0.00 | 300.00 | 300.00 | 39.33 | 3,600.00 | 3,560.67 | 3,600.00 |
| 641000 Parking Lot Striping | 0.00 | 416.63 | 416.63 | 42.79 | 5,000.00 | 4,957.21 | 5,000.00 |
| 642000 Chelsea Ct. Drainage Repair | 0.00 | 416.63 | 416.63 | 0.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| 643000 Entrance Signs | 0.00 | 583.37 | 583.37 | 0.00 | 7,000.00 | 7,000.00 | 7,000.00 |
| 691000 Reserve Study | 0.00 | 250.00 | 250.00 | 350.00 | 3,000.00 | 2,650.00 | 3,000.00 |
| Maintenance Expenses Total | 11,930.00 | 9,033.26 | (2,896.74) | 104,688.83 | 108,400.00 | 3,711.17 | 108,400.00 |

| Account | Current | | | Year to Date | | | Yearly |
|----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Utilities | | | | | | | |
| 710000 Electricity | 529.32 | 708.37 | 179.05 | 7,378.07 | 8,500.00 | 1,121.93 | 8,500.00 |
| 720000 Water and Sewer | 485.99 | 208.37 | (277.62) | 3,471.30 | 2,500.00 | (971.30) | 2,500.00 |
| 725000 Reclaimed Water | 0.00 | 166.63 | 166.63 | 1,005.45 | 2,000.00 | 994.55 | 2,000.00 |
| 731000 Cable | 6,072.15 | 5,600.00 | (472.15) | 72,866.25 | 67,200.00 | (5,666.25) | 67,200.00 |
| Utilities Total | 7,087.46 | 6,683.37 | (404.09) | 84,721.07 | 80,200.00 | (4,521.07) | 80,200.00 |
| Reserve Transfers | | | | | | | |
| 910000 Reserve Funding | 2,247.50 | 3,080.87 | 833.37 | 36,970.00 | 36,970.00 | 0.00 | 36,970.00 |
| 911000 Reserve Interest Transfer | 284.89 | 0.00 | (284.89) | 2,229.68 | 0.00 | (2,229.68) | 0.00 |
| Reserve Transfers Total | 2,532.39 | 3,080.87 | 548.48 | 39,199.68 | 36,970.00 | (2,229.68) | 36,970.00 |
| Total Expense | 27,940.55 | 21,200.00 | (6,740.55) | 267,246.43 | 254,400.00 | (12,846.43) | 254,400.00 |
| Net Income | 858.80 | 0.00 | 858.80 | (634.44) | 0.00 | (634.44) | 0.00 |