

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

Run Date: 11/12/2024
Run Time: 11:22 AM

**BALANCE SHEET
As of: 10/31/2024
Assets**

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *7330	\$18,480.01
129999	Due to / Due (from) Reserve	(\$7,575.83)
	OPERATING ASSETS TOTAL:	\$10,904.18
Accounts Receivable		
130000	Maintenance Fees Receivable	\$9,411.00
	ACCOUNTS RECEIVABLE TOTAL:	\$9,411.00
Reserve Assets		
140000	Reserve Checking - Truist *7349	\$92,487.23
149000	Due to / Due (from) Operating	\$7,575.83
	RESERVE ASSETS TOTAL:	\$100,063.06
Current Operating Assets		
159000	AR / AP Clearing	(\$614.01)
	CURRENT OPERATING ASSETS TOTAL:	(\$614.01)
	TOTAL ASSETS:	\$119,764.23

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	\$11,772.49
	OPERATING LIABILITIES TOTAL:	\$11,772.49
Reserve Liabilities		
291000	Other Capital Exp / Deferred Maint Reserve	\$98,422.01
295000	Interest Reserve	\$1,641.05
	RESERVE LIABILITIES TOTAL:	\$100,063.06
	TOTAL LIABILITIES:	\$111,835.55

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)	(\$2,516.31)
	TOTAL EQUITY:	<u>\$7,928.68</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$119,764.23</u></u>

Willow Wood Village Homeowners Association, Inc.

Run Date: 11/12/2024
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INCOME STATEMENT

Start: 10/01/2024 | End: 10/31/2024

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	212,000.00	212,000.00	0.00	254,400.00
421000 Interest Income - Oper	0.21	0.00	0.21	1.63	0.00	1.63	0.00
425000 Reserve Interest Income	303.13	0.00	303.13	1,667.88	0.00	1,667.88	0.00
430000 Late Fees	400.00	0.00	400.00	1,950.00	0.00	1,950.00	0.00
431000 Interest Fee	0.00	0.00	0.00	6.00	0.00	6.00	0.00
435000 Administrative Fee	225.00	0.00	225.00	1,025.00	0.00	1,025.00	0.00
436000 Miscellaneous Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Income Total	22,128.34	21,200.00	928.34	216,675.51	212,000.00	4,675.51	254,400.00
Total Income	22,128.34	21,200.00	928.34	216,675.51	212,000.00	4,675.51	254,400.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	281.89	441.67	159.78	2,675.00	4,416.70	1,741.70	5,300.00
520000 Accounting/Audit	0.00	97.92	97.92	1,175.00	979.20	(195.80)	1,175.00
525000 Legal / Professional	1,072.50	333.33	(739.17)	9,566.08	3,333.30	(6,232.78)	4,000.00
526000 Licenses, Permits & Fees	0.00	29.17	29.17	75.00	291.70	216.70	350.00
527000 Post Office Box	0.00	8.33	8.33	182.00	83.30	(98.70)	100.00
530000 Property Management Contract	979.00	854.50	(124.50)	9,416.50	8,545.00	(871.50)	10,254.00
540000 Corp Annual Report	0.00	8.33	8.33	61.25	83.30	22.05	100.00
557000 Bank Fees	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
Administrative Expenses Total	2,333.39	1,773.25	(560.14)	23,175.83	17,732.50	(5,443.33)	21,279.00
Insurance Expenses							
590000 Insurance Premiums	0.00	629.25	629.25	7,078.99	6,292.50	(786.49)	7,551.00
Insurance Expenses Total	0.00	629.25	629.25	7,078.99	6,292.50	(786.49)	7,551.00
Maintenance Expenses							
630000 Grounds Contract	4,200.00	4,333.33	133.33	42,000.00	43,333.30	1,333.30	52,000.00
630100 Grounds - Extras	82.39	0.00	(82.39)	1,102.23	0.00	(1,102.23)	0.00
630300 Tree Trimming	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
631000 Irrigation Contract	2,554.00	1,250.00	(1,304.00)	30,136.92	12,500.00	(17,636.92)	15,000.00
632000 Pool Contract	580.00	583.33	3.33	6,380.00	5,833.30	(546.70)	7,000.00
632500 Pool - Miscellaneous	300.00	41.67	(258.33)	3,302.14	416.70	(2,885.44)	500.00
633000 Pond Repair & Maintenance	0.00	166.67	166.67	1,971.00	1,666.70	(304.30)	2,000.00
635000 Cabana - Repair & Maint	0.00	166.67	166.67	73.47	1,666.70	1,593.23	2,000.00
635100 Cabana - Supplies	17.11	25.00	7.89	269.79	250.00	(19.79)	300.00
635200 Pool Cabana Courts - Repair & Mai...	0.00	300.00	300.00	39.33	3,000.00	2,960.67	3,600.00
641000 Parking Lot Striping	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
642000 Chelsea Ct. Drainage Repair	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
643000 Entrance Signs	0.00	583.33	583.33	0.00	5,833.30	5,833.30	7,000.00
691000 Reserve Study	0.00	250.00	250.00	350.00	2,500.00	2,150.00	3,000.00
Maintenance Expenses Total	7,733.50	9,033.34	1,299.84	85,624.88	90,333.40	4,708.52	108,400.00

Utilities

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
710000 Electricity	551.42	708.33	156.91	6,483.34	7,083.30	599.96	8,500.00
720000 Water and Sewer	559.85	208.33	(351.52)	2,625.16	2,083.30	(541.86)	2,500.00
725000 Reclaimed Water	0.00	166.67	166.67	1,005.45	1,666.70	661.25	2,000.00
731000 Cable	6,072.15	5,600.00	(472.15)	60,721.95	56,000.00	(4,721.95)	67,200.00
Utilities Total	7,183.42	6,683.33	(500.09)	70,835.90	66,833.30	(4,002.60)	80,200.00
Reserve Transfers							
910000 Reserve Funding	3,080.83	3,080.83	0.00	30,808.34	30,808.30	(0.04)	36,970.00
911000 Reserve Interest Transfer	303.13	0.00	(303.13)	1,667.88	0.00	(1,667.88)	0.00
Reserve Transfers Total	3,383.96	3,080.83	(303.13)	32,476.22	30,808.30	(1,667.92)	36,970.00
Total Expense	20,634.27	21,200.00	565.73	219,191.82	212,000.00	(7,191.82)	254,400.00
Net Income	1,494.07	0.00	1,494.07	(2,516.31)	0.00	(2,516.31)	0.00