

B a l a n c e S h e e t
WILLOWLAKE HOMEOWNERS ASSOCIATION
For Month Ending April 30, 2023
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ASSETS

ASSETS

CASH

10105	CIT CHECKING	12,536.98	
10107	CIT ICS-CENTENNIAL	221,717.80	234,254.78
RESERVES			
10205	CIT M/M	247,167.15	247,167.15
ACCOUNTS RECEIVABLE			
10268	A/R 2018 OWNER ASSMTS	675.00	
10269	A/R 2019 OWNER ASSMTS	1,350.00	
10270	A/R 2020 OWNER ASSMTS	1,400.00	
10271	A/R 2021 OWNER ASSMTS	2,100.00	
10272	A/R 2022 OWNER ASSMTS	4,401.02	
10273	A/R 2023 OWNER ASSMTS	20,140.85	
10340	A/R COLLECTION FEES	3,752.50	
10365	A/R LATE CHARGES	11,367.83	
10370	A/R LEGAL FEES	23,293.59	
10385	A/R OTHER	1,320.00	69,800.79

TOTAL ASSETS

551,222.72

OTHER ASSETS

11310	PRE-PAID EXPENSE		3,120.00
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TOTAL OTHER ASSETS

3,120.00

TOTAL ASSETS

554,342.72

LIABILITIES AND MEMBER'S EQUITY

CURRENT LIABILITIES

PREPAIDS-HOA

23100	PREPAID HOA FEES	2,917.76	2,917.76
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TOTAL CURRENT LIABILITIES

2,917.76

RESERVES

28100	BEGINNING YR BALANCE		227,724.64
28200	2023 RESERVES		29,292.00
28211	2023 CAPITAL FEES		525.00
28300	INTEREST INCOME		321.66
28400	CAPITAL EXPENSES		-10,696.15

TOTAL RESERVES

247,167.15

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MEMBER'S EQUITY

	HOMEOWNERS CAPITAL		
30405	PRIOR YEARS EQUITY	170,180.06	
30466	ACCRUAL BASIS EQUITY	66,883.03	

	TOTAL HOMEOWNERS CAPITAL	237,063.09	
	YTD EXCESS/ (DEFICIT)	67,194.72	

	TOTAL MEMBER'S EQUITY		304,257.81

	TOTAL LIABILITIES AND MEMBER'S EQUITY		554,342.72
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*** End of Report ***

Income Statement - Variance

WILLOWLAKE HOMEOWNERS ASSOCIATION

For Month Ending April 30, 2023

Budget Variance Page 1

		*****	Current Period	*****	*****	Year to Date	*****
		Actual	Budget	Variance	Actual	Budget	Variance
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INCOME							
41001	ASSESSMENTS	11,367.16	0.00	11,367.16	209,708.27	351,400.00	-141,691.73
41002	ALLOW-UNCOLLECTED	0.00	0.00	0.00	0.00	-5,044.00	5,044.00
41004	ASSESSMENTS-PRIOR YRS	801.09	0.00	801.09	2,403.27	2,640.00	-236.73
41006	ASSESSMENTS - 2024	579.00	0.00	579.00	2,917.76	0.00	2,917.76
41020	VOLUNTARY CONTRIBUTN	294.50	0.00	294.50	767.12	1,200.00	-432.88
43000	COLLECTION FEES	1,200.00	250.00	950.00	3,656.17	1,000.00	2,656.17
43050	DONATIONS	0.00	0.00	0.00	1,050.00	0.00	1,050.00
43100	INTEREST - CHECKING	82.47	20.00	62.47	195.10	80.00	115.10
43300	LEGAL FEES	0.00	500.00	-500.00	3,466.09	2,000.00	1,466.09
43400	LATE FEES	135.00	100.00	35.00	793.37	400.00	393.37
43500	MISCELLANEOUS INCOME	15.00	0.00	15.00	45.00	0.00	45.00
43550	POOL CARDS	0.00	10.00	-10.00	0.00	40.00	-40.00
43950	CAPITAL FEE-NEW OWNER	0.00	0.00	0.00	525.00	1,500.00	-975.00
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TOTAL INCOME		14,474.22	880.00	13,594.22	225,527.15	355,216.00	-129,688.85
EXPENSES							
ADMINISTRATIVE EXP							
62020	BANK CHARGES	10.00	10.00	0.00	20.00	20.00	0.00
62120	COPIES	43.10	45.00	1.90	252.40	260.00	7.60
62130	INSURANCE	0.00	0.00	0.00	17,462.00	17,465.00	3.00
62160	MANAGEMENT CONTRACT	1,900.00	1,900.00	0.00	7,600.00	7,600.00	0.00
62200	OFFICE/MISCELLANEOUS	403.19	405.00	1.81	1,784.00	1,795.00	11.00
62240	PROPERTY TAXES	0.00	0.00	0.00	48.72	60.00	11.28
62285	POSTAGE	72.94	75.00	2.06	1,004.62	1,015.00	10.38
62400	WEB SITE	0.00	0.00	0.00	163.37	165.00	1.63
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TOTAL ADMINISTRATIVE EXP		2,429.23	2,435.00	5.77	28,335.11	28,380.00	44.89
LEGAL EXPENSES							
62510	LEGAL - COLLECTIONS	1,925.00	1,925.00	0.00	7,386.25	7,390.00	3.75
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TOTAL LEGAL EXPENSES		1,925.00	1,925.00	0.00	7,386.25	7,390.00	3.75
UTILITY EXPENSES							
63200	ELECTRICITY	1,762.46	1,765.00	2.54	7,063.08	7,070.00	6.92
63300	WATER & SEWER	105.11	110.00	4.89	206.30	220.00	13.70
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TOTAL UTILITY EXPENSES		1,867.57	1,875.00	7.43	7,269.38	7,290.00	20.62
CONTRACTS							
64125	MOSQUITO ABATEMENT	143.94	145.00	1.06	143.94	145.00	1.06
64130	TRASH SERVICE	5,984.96	6,000.00	15.04	23,939.84	24,000.00	60.16
64165	CAMERAS-FLOCK	0.00	0.00	0.00	15,321.60	15,325.00	3.40
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TOTAL CONTRACTS		6,128.90	6,145.00	16.10	39,405.38	39,470.00	64.62

Income Statement - Variance

WILLOWLAKE HOMEOWNERS ASSOCIATION

For Month Ending April 30, 2023

Budget Variance Page 2

	*****	Current Period	*****	*****	Year to Date	*****
	Actual	Budget	Variance	Actual	Budget	Variance
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EXPENSES						
COMMON AREA REPAIRS						
64225 LANDSCAPE CNTRCT-HOA	2,796.00	2,800.00	4.00	10,547.88	10,555.00	7.12
64230 LANDSCAPE EXTRAS-HOA	1,363.18	1,230.00	-133.18	12,126.36	12,000.00	-126.36
64240 OTHER RPR-COMMON AREA	0.00	0.00	0.00	120.00	120.00	0.00
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TOTAL COMMON AREA REPAIRS	4,159.18	4,030.00	-129.18	22,794.24	22,675.00	-119.24
LAKE/PARK EXPENSES						
65110 ELECTRICITY-PARK	143.33	145.00	1.67	644.25	655.00	10.75
65115 GAZEBO	0.00	0.00	0.00	185.00	185.00	0.00
65120 LAKE MAINT CONTRACT	324.75	325.00	0.25	1,299.00	1,300.00	1.00
65130 LANDSCAPE CNTRCT-PARK	1,534.00	1,750.00	216.00	7,031.92	7,255.00	223.08
65140 OTHER EXPENSES-PARK	600.00	600.00	0.00	784.04	785.00	0.96
65180 WATER & SEWER-PARK	16.00	20.00	4.00	188.76	210.00	21.24
65190 WELL PERMIT	60.00	60.00	0.00	60.00	60.00	0.00
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TOTAL LAKE/PARK EXPENSES	2,678.08	2,900.00	221.92	10,192.97	10,450.00	257.03
POOL EXPENSES						
65210 ELECTRICITY-POOL	407.22	410.00	2.78	1,850.59	1,860.00	9.41
65220 POOL CONTRACT	1,309.83	1,310.00	0.17	5,239.32	5,240.00	0.68
65225 POOL CARDS	165.78	170.00	4.22	165.78	170.00	4.22
65235 POOL HOUSE	560.00	560.00	0.00	1,700.00	1,700.00	0.00
65240 POOL RPRS/SUPPLIES	521.24	525.00	3.76	1,766.09	1,770.00	3.91
65250 POOL 911 PHONE/GATE	197.61	200.00	2.39	1,096.82	1,105.00	8.18
65260 CAMERAS/INTERNET	76.11	80.00	3.89	415.68	455.00	39.32
65280 WATER & SEWER-POOL	203.80	205.00	1.20	573.33	580.00	6.67
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TOTAL POOL EXPENSES	3,441.59	3,460.00	18.41	12,807.61	12,880.00	72.39
COMMUNITY SERVICES						
67800 COMMUNITY EVENTS	0.00	0.00	0.00	324.49	325.00	0.51
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TOTAL COMMUNITY SERVICES	0.00	0.00	0.00	324.49	325.00	0.51
RESERVES						
70000 CAPITAL RESERVE	0.00	0.00	0.00	29,292.00	29,292.00	0.00
70010 CAPITAL FEE-NEW OWNER	0.00	0.00	0.00	525.00	525.00	0.00
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TOTAL RESERVES	0.00	0.00	0.00	29,817.00	29,817.00	0.00
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TOTAL EXPENSES	22,629.55	22,770.00	140.45	158,332.43	158,677.00	344.57
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YTD EXCESS/ (DEFICIT)	-8,155.33	-21,890.00	13,734.67	67,194.72	196,539.00	-129,344.28
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Income Statement - Variance
WILLOWLAKE HOMEOWNERS ASSOCIATION
For Month Ending April 30, 2023
Unexpended Budget Page 1

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year To Date Budget	***** Variance	***** Annual Budget	Unexpended Budget
INCOME								
ASSESSMENTS	11,367.16	0.00	11,367.16	209,708.27	351,400.00	-141,691.73	351,400.00	-141,691.73
ALLOW-UNCOLLECTED	0.00	0.00	0.00	0.00	-5,044.00	5,044.00	-5,044.00	5,044.00
ASSESSMENTS-PRIOR YRS	801.09	0.00	801.09	2,403.27	2,640.00	-236.73	2,640.00	-236.73
ASSESSMENTS - 2024	579.00	0.00	579.00	2,917.76	0.00	2,917.76	0.00	2,917.76
VOLUNTARY CONTRIBUTN	294.50	0.00	294.50	767.12	1,200.00	-432.88	1,200.00	-432.88
COLLECTION FEES	1,200.00	250.00	950.00	3,656.17	1,000.00	2,656.17	3,000.00	656.17
DONATIONS	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00	1,050.00
INTEREST - CHECKING	82.47	20.00	62.47	195.10	80.00	115.10	240.00	-44.90
LEGAL FEES	0.00	500.00	-500.00	3,466.09	2,000.00	1,466.09	6,000.00	-2,533.91
LATE FEES	135.00	100.00	35.00	793.37	400.00	393.37	1,200.00	-406.63
MISCELLANEOUS INCOME	15.00	0.00	15.00	45.00	0.00	45.00	0.00	45.00
POOL CARDS	0.00	10.00	-10.00	0.00	40.00	-40.00	120.00	-120.00
CAPITAL FEE-NEW OWNER	0.00	0.00	0.00	525.00	1,500.00	-975.00	6,000.00	-5,475.00
TOTAL INCOME	14,474.22	880.00	13,594.22	225,527.15	355,216.00	-129,688.85	366,756.00	-141,228.85
EXPENSES								
ADMINISTRATIVE EXP								
AUDIT/TAX RETURN	0.00	0.00	0.00	0.00	0.00	0.00	2,040.00	2,040.00
BANK CHARGES	10.00	10.00	0.00	20.00	20.00	0.00	60.00	40.00
COPIES	43.10	45.00	1.90	252.40	260.00	7.60	2,160.00	1,907.60
INSURANCE	0.00	0.00	0.00	17,462.00	17,465.00	3.00	17,820.00	358.00
MEETING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00
MANAGEMENT CONTRACT	1,900.00	1,900.00	0.00	7,600.00	7,600.00	0.00	22,800.00	15,200.00
OFFICE/MISCELLANEOUS	403.19	405.00	1.81	1,784.00	1,795.00	11.00	7,020.00	5,236.00
PROPERTY TAXES	0.00	0.00	0.00	48.72	60.00	11.28	60.00	11.28
POSTAGE	72.94	75.00	2.06	1,004.62	1,015.00	10.38	3,120.00	2,115.38
WEB SITE	0.00	0.00	0.00	163.37	165.00	1.63	180.00	16.63
TOTAL ADMINISTRATIVE EXP	2,429.23	2,435.00	5.77	28,335.11	28,380.00	44.89	55,380.00	27,044.89
LEGAL EXPENSES								
LEGAL - COLLECTIONS	1,925.00	1,925.00	0.00	7,386.25	7,390.00	3.75	12,000.00	4,613.75
LEGAL - CORPORATE	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
TOTAL LEGAL EXPENSES	1,925.00	1,925.00	0.00	7,386.25	7,390.00	3.75	12,900.00	5,513.75
UTILITY EXPENSES								
ELECTRICITY	1,762.46	1,765.00	2.54	7,063.08	7,070.00	6.92	21,000.00	13,936.92
WATER & SEWER	105.11	110.00	4.89	206.30	220.00	13.70	4,200.00	3,993.70
TOTAL UTILITY EXPENSES	1,867.57	1,875.00	7.43	7,269.38	7,290.00	20.62	25,200.00	17,930.62
CONTRACTS								
MOSQUITO ABATEMENT	143.94	145.00	1.06	143.94	145.00	1.06	3,900.00	3,756.06

Income Statement - Variance

WILLOWLAKE HOMEOWNERS ASSOCIATION

For Month Ending April 30, 2023

Unexpended Budget Page 2

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year To Date Budget	***** Variance	***** Annual Budget	Unexpended Budget
EXPENSES								
TRASH SERVICE	5,984.96	6,000.00	15.04	23,939.84	24,000.00	60.16	72,000.00	48,060.16
CAMERAS-FLOCK	0.00	0.00	0.00	15,321.60	15,325.00	3.40	15,600.00	278.40
TOTAL CONTRACTS	6,128.90	6,145.00	16.10	39,405.38	39,470.00	64.62	91,500.00	52,094.62
COMMON AREA REPAIRS								
LANDSCAPE CNTRCT-HOA	2,796.00	2,800.00	4.00	10,547.88	10,555.00	7.12	33,060.00	22,512.12
LANDSCAPE EXTRAS-HOA	1,363.18	1,230.00	-133.18	12,126.36	12,000.00	-126.36	12,000.00	-126.36
OTHER RPR-COMMON AREA	0.00	0.00	0.00	120.00	120.00	0.00	1,500.00	1,380.00
PLAYGROUND	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
SIGNS	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
SPRINKLER REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
VANDALISM	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
TOTAL COMMON AREA REPAIRS	4,159.18	4,030.00	-129.18	22,794.24	22,675.00	-119.24	49,860.00	27,065.76
LAKE/PARK EXPENSES								
ELECTRICITY-PARK	143.33	145.00	1.67	644.25	655.00	10.75	2,220.00	1,575.75
GAZEBO	0.00	0.00	0.00	185.00	185.00	0.00	900.00	715.00
LAKE MAINT CONTRACT	324.75	325.00	0.25	1,299.00	1,300.00	1.00	3,900.00	2,601.00
LAKE RPR/REMEDIATION	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
LANDSCAPE CNTRCT-PARK	1,534.00	1,750.00	216.00	7,031.92	7,255.00	223.08	22,080.00	15,048.08
LANDSCAPE EXTRAS-PARK	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
OTHER EXPENSES-PARK	600.00	600.00	0.00	784.04	785.00	0.96	1,500.00	715.96
IRRIGATION RPRS-PARK	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
WATER & SEWER-PARK	16.00	20.00	4.00	188.76	210.00	21.24	10,200.00	10,011.24
WELL PERMIT	60.00	60.00	0.00	60.00	60.00	0.00	120.00	60.00
TOTAL LAKE/PARK EXPENSES	2,678.08	2,900.00	221.92	10,192.97	10,450.00	257.03	48,720.00	38,527.03
POOL EXPENSES								
ELECTRICITY-POOL	407.22	410.00	2.78	1,850.59	1,860.00	9.41	6,240.00	4,389.41
LINCENSE/FEES/PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	204.00	204.00
POOL CONTRACT	1,309.83	1,310.00	0.17	5,239.32	5,240.00	0.68	15,720.00	10,480.68
POOL CARDS	165.78	170.00	4.22	165.78	170.00	4.22	600.00	434.22
POOL GATE REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	660.00	660.00
POOL HOUSE	560.00	560.00	0.00	1,700.00	1,700.00	0.00	5,700.00	4,000.00
POOL RPRS/SUPPLIES	521.24	525.00	3.76	1,766.09	1,770.00	3.91	6,000.00	4,233.91
POOL 911 PHONE/GATE	197.61	200.00	2.39	1,096.82	1,105.00	8.18	1,620.00	523.18
CAMERAS/INTERNET	76.11	80.00	3.89	415.68	455.00	39.32	1,500.00	1,084.32
WATER & SEWER-POOL	203.80	205.00	1.20	573.33	580.00	6.67	7,200.00	6,626.67
TOTAL POOL EXPENSES	3,441.59	3,460.00	18.41	12,807.61	12,880.00	72.39	45,444.00	32,636.39
COMMUNITY SERVICES								

Income Statement - Variance

WILLOWLAKE HOMEOWNERS ASSOCIATION

For Month Ending April 30, 2023

Unexpended Budget Page 3

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year To Date Budget	***** Variance	***** Annual Budget	Unexpended Budget
EXPENSES								
COMMUNITY EVENTS	0.00	0.00	0.00	324.49	325.00	0.51	2,160.00	1,835.51
DEED-FORCE COMPLIANCE	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
TOTAL COMMUNITY SERVICES	0.00	0.00	0.00	324.49	325.00	0.51	2,460.00	2,135.51
RESERVES								
CAPITAL RESERVE	0.00	0.00	0.00	29,292.00	29,292.00	0.00	29,292.00	0.00
CAPITAL FEE-NEW OWNER	0.00	0.00	0.00	525.00	525.00	0.00	6,000.00	5,475.00
TOTAL RESERVES	0.00	0.00	0.00	29,817.00	29,817.00	0.00	35,292.00	5,475.00
TOTAL EXPENSES	22,629.55	22,770.00	140.45	158,332.43	158,677.00	344.57	366,756.00	208,423.57
YTD EXCESS/(DEFICIT)	-8,155.33	-21,890.00	13,734.67	67,194.72	196,539.00	-129,344.28	0.00	67,194.72

*** End of Report ***