

Willowlake Homeowners Association

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Balance Sheet
As of 10/31/24

ASSETS

CURRENT ASSETS

10105	First Citizens Bank Checking	\$	26,262.67	
10115	Morgan Stanley-MM Temp		106,341.99	
Total Operating Accounts			\$	132,604.66

RESERVES

10205	First Citizens Bank M/M	\$	41,731.73	
10255	Morgan Stanley MM		203,354.97	
Total Reserves			\$	245,086.70

ACCOUNTS RECEIVABLE

10318	A/R 2018 Assessment	\$	675.00	
10319	A/R 2019 Assessment		675.00	
10320	A/R 2020 Assessment		700.00	
10321	A/R 2021 Assessment		700.00	
10322	A/R 2022 Assessment		1,428.00	
10323	A/R 2023 Assessment		4,200.00	
10324	A/R 2024 Assessment		8,640.33	
10420	A/R Collection Fees		2,165.00	
10450	A/R Fines		1,100.00	
10480	A/R Late Charges		7,050.71	
10490	A/R Legal Fees		27,644.49	
10515	A/R Other		660.00	
Total Accounts Receivable			\$	55,638.53

OTHER ASSETS

Total Other Assets			\$	.00
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TOTAL CURRENT ASSETS	\$	433,329.89
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TOTAL ASSETS	\$	433,329.89
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LIABILITIES & EQUITY

CURRENT LIABILITIES

PREPAIDS-HOA

23100	Prepaid-Assessments	\$	2,511.00	
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Willowlake Homeowners Association

Balance Sheet
As of 10/31/24

Total Prepays		\$	2,511.00	
TOTAL CURRENT LIABILITIES				\$ 2,511.00
RESERVES:				
28100	Beginning YR Balance	\$	232,560.08	
28200	2024 Reserves		15,492.00	
28203	2024 Capital Fees-New Owners		2,500.00	
28300	Interest Income		3,673.72	
28400	Capital Expenses		(9,139.10)	
Total Reserves			\$ 245,086.70	
TOTAL RESERVES				\$ 245,086.70
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	\$	174,264.47	
30466	Accrual Basis Equity		53,127.53	
Total Homeowners Capital		\$	227,392.00	
Current Year Net Income/(Loss)		\$	(41,659.81)	
Total Member's Equity				\$ 185,732.19
TOTAL LIABILITIES & EQUITY				\$ 433,329.89
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Willowlake Homeowners Association

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Income/Expense Statement

Period: 10/01/24 to 10/31/24

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	200.00	.00	200.00	237,050.67	351,400.00	(114,349.33)	351,400.00
41002	Allowance-Uncollectable	.00	.00	.00	.00	(5,044.00)	5,044.00	(5,044.00)
41004	Assessments - Prior Years	.00	.00	.00	1,400.00	2,640.00	(1,240.00)	2,640.00
41005	Assessments - 2025	320.00	.00	320.00	1,120.00	.00	1,120.00	.00
41055	Voluntary Contribution	.00	.00	.00	925.15	1,200.00	(274.85)	1,200.00
41090	Certified Deed Letters	.00	.00	.00	240.00	.00	240.00	.00
42010	Collection Fees	.00	250.00	(250.00)	3,718.00	2,500.00	1,218.00	3,000.00
42055	Gazebo Rentals	200.00	.00	200.00	200.00	.00	200.00	.00
43100	Interest - Checking	.91	50.00	(49.09)	1,485.36	500.00	985.36	600.00
43200	Late Fees	.00	200.00	(200.00)	782.51	2,000.00	(1,217.49)	2,400.00
43400	Legal Fees	.00	750.00	(750.00)	3,362.50	7,500.00	(4,137.50)	9,000.00
43500	Misc Income	.00	.00	.00	186.84	.00	186.84	.00
43510	NSF Check Fees	.00	.00	.00	25.00	.00	25.00	.00
43550	Pool Cards	.00	10.00	(10.00)	110.00	100.00	10.00	120.00
43950	Capital Fee-New Owner	250.00	250.00	.00	2,500.00	2,500.00	.00	3,000.00
	Subtotal Income	970.91	1,510.00	(539.09)	253,106.03	365,296.00	(112,189.97)	368,316.00
EXPENSES								
Administrative								
62015	Audit/Tax Return	.00	.00	.00	500.00	500.00	.00	2,040.00
62020	Bank Charges	.00	.00	.00	30.00	30.00	.00	60.00
62025	Certified Letter-Coll/Deed	81.76	100.00	18.24	1,323.61	1,390.00	66.39	1,980.00
62120	Copies	343.40	350.00	6.60	1,036.40	1,200.00	163.60	2,160.00
62160	Management Fee	2,090.00	2,090.00	.00	20,900.00	20,900.00	.00	25,080.00
62165	Meetings	.00	.00	.00	192.68	120.00	(72.68)	120.00
62200	Office-Miscellaneous	487.15	500.00	12.85	2,052.47	2,160.00	107.53	5,040.00
62285	Postage	934.28	950.00	15.72	2,492.13	2,585.00	92.87	3,120.00
62300	Website	133.00	.00	(133.00)	1,108.18	180.00	(928.18)	180.00
	Administrative	4,069.59	3,990.00	(79.59)	29,635.47	29,065.00	(570.47)	39,780.00
Legal Expenses								
62140	Legal	466.00	500.00	34.00	8,277.90	8,430.00	152.10	18,000.00
62145	Legal - Corporate	100.00	100.00	.00	100.00	150.00	50.00	900.00
	Legal Expenses	566.00	600.00	34.00	8,377.90	8,580.00	202.10	18,900.00
Utilities								
63200	Electricity	2,176.56	2,180.00	3.44	21,695.44	21,765.00	69.56	24,300.00
63300	Sewer & Water	851.56	570.00	(281.56)	3,150.72	3,000.00	(150.72)	3,000.00

Willowlake Homeowners Association

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Income/Expense Statement

Period: 10/01/24 to 10/31/24

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Utilities	3,028.12	2,750.00	(278.12)	24,846.16	24,765.00	(81.16)	27,300.00
Contracts								
64125	Mosquito Abatement	.00	500.00	500.00	143.94	745.00	601.06	3,900.00
64130	Trash Service	6,691.39	6,450.00	(241.39)	64,726.81	64,500.00	(226.81)	77,400.00
64165	Cameras-Flock	16,200.00	15,600.00	(600.00)	16,200.00	15,600.00	(600.00)	15,600.00
	Contracts	22,891.39	22,550.00	(341.39)	81,070.75	80,845.00	(225.75)	96,900.00
Common Area Expenses								
64220	Landscape Contract-HOA	2,753.85	2,755.00	1.15	27,209.51	27,350.00	140.49	33,060.00
64225	Landscape Extras-HOA	2,500.00	2,500.00	.00	5,834.04	7,905.00	2,070.96	12,000.00
64230	Other Repairs-Common Area	.00	.00	.00	1,387.27	1,490.00	102.73	1,500.00
64240	Playground	.00	.00	.00	.00	100.00	100.00	600.00
64250	Signs-Common Area	.00	.00	.00	.00	100.00	100.00	600.00
64255	Sprinkler Repairs-Common Area	.00	.00	.00	350.00	600.00	250.00	1,500.00
64260	Vandalism	.00	.00	.00	.00	200.00	200.00	600.00
	Common Area Expenses	5,253.85	5,255.00	1.15	34,780.82	37,745.00	2,964.18	49,860.00
Lake/Park Expenses								
64300	Electricity-Park	178.89	300.00	121.11	1,316.40	1,550.00	233.60	2,400.00
64305	Gazebo	.00	500.00	500.00	.00	700.00	700.00	900.00
64310	Lake Maintenance Contract	324.75	335.00	10.25	3,247.50	3,350.00	102.50	4,020.00
64315	Lake Repair/Remediation	.00	1,000.00	1,000.00	790.10	1,925.00	1,134.90	3,000.00
64320	Landscape Contract-Park	1,835.92	1,840.00	4.08	18,359.20	18,400.00	40.80	22,080.00
64325	Landscape Extras-Park	1,000.00	.00	(1,000.00)	5,200.00	3,000.00	(2,200.00)	3,000.00
64330	Other Repairs-Park	90.00	200.00	110.00	803.01	1,175.00	371.99	1,500.00
64355	Sprinkler Repairs-Park	.00	200.00	200.00	.00	400.00	400.00	1,200.00
64380	Water & Sewer-Park	1,441.28	2,000.00	558.72	5,018.53	6,060.00	1,041.47	10,200.00
64390	Well Permit	.00	.00	.00	86.00	90.00	4.00	120.00
	Lake/Park Expenses	4,870.84	6,375.00	1,504.16	34,820.74	36,650.00	1,829.26	48,420.00
Pool Expenses								
64500	Electricity-Pool	455.09	500.00	44.91	4,960.98	5,235.00	274.02	6,240.00
64505	License/Fees/Permits-Pool	.00	100.00	100.00	.00	100.00	100.00	204.00
64510	Pool Contract	1,309.83	1,310.00	.17	13,098.30	13,100.00	1.70	15,720.00
64540	Pool Cards	165.78	200.00	34.22	165.78	450.00	284.22	600.00
64550	Pool Gate Repairs	.00	100.00	100.00	.00	425.00	425.00	660.00
64560	Pool House	990.00	.00	(990.00)	8,336.00	6,540.00	(1,796.00)	6,540.00
64565	Pool Repairs/Supplies	242.66	500.00	257.34	5,353.38	5,795.00	441.62	6,000.00
64570	Pool 911 Phone/Gate	486.97	.00	(486.97)	4,502.99	2,640.00	(1,862.99)	2,640.00
64575	Cameras/Internet	103.00	125.00	22.00	1,030.00	1,210.00	180.00	1,500.00
64580	Water & Sewer-Pool	1,215.85	1,300.00	84.15	2,467.35	3,010.00	542.65	7,200.00

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Income/Expense Statement
Period: 10/01/24 to 10/31/24

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	Pool Expenses	4,969.18	4,135.00	(834.18)	39,914.78	38,505.00	(1,409.78)	47,304.00
Maintenance								
	Maintenance	.00	.00	.00	.00	.00	.00	.00
Insurance								
66100	Insurance	.00	.00	.00	20,837.00	18,600.00	(2,237.00)	18,600.00
	Insurance	.00	.00	.00	20,837.00	18,600.00	(2,237.00)	18,600.00
Other Expenses								
67260	Taxes - Property	.00	.00	.00	44.25	60.00	15.75	60.00
68210	Community Events	271.83	215.00	(56.83)	2,445.97	2,400.00	(45.97)	2,400.00
68215	Deed Enforcement	.00	100.00	100.00	.00	100.00	100.00	300.00
	Other Expenses	271.83	315.00	43.17	2,490.22	2,560.00	69.78	2,760.00
Reserves								
70000	Reserves	.00	.00	.00	15,492.00	15,492.00	.00	15,492.00
70010	Capital Fee-New Owner	250.00	250.00	.00	2,500.00	2,500.00	.00	3,000.00
	Reserves	250.00	250.00	.00	17,992.00	17,992.00	.00	18,492.00
	TOTAL EXPENSES	46,170.80	46,220.00	49.20	294,765.84	295,307.00	541.16	368,316.00
	Current Year Net Income/(loss)	(45,199.89)	(44,710.00)	(489.89)	(41,659.81)	69,989.00	(111,648.81)	.00