

Willowlake Homeowners Association

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Balance Sheet
As of 09/30/25

ASSETS

CURRENT ASSETS

10101	First Citizens Bank Petty Cash	\$	1,920.26	
10105	First Citizens Bank Checking		29,316.22	
10115	Morgan Stanley-MM Temp		157,646.98	
Total Operating Accounts				\$ 188,883.46

RESERVES

10205	First Citizens Bank M/M	\$	26,318.19	
10255	Morgan Stanley MM		162,729.87	
Total Reserves				\$ 189,048.06

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		700.00	
10323	A/R 2023 Assessment		700.00	
10324	A/R 2024 Assessment		2,203.00	
10325	A/R 2025 Assessment		5,615.00	
10420	A/R Collection Fees		2,305.00	
10425	A/R Collection Certified		325.00	
10430	A/R Deed Certified		90.00	
10435	A/R Deed Enforcement		85.00	
10450	A/R Fines		10,700.00	
10480	A/R Late Charges		7,626.15	
10490	A/R Legal Fees		27,789.49	
10515	A/R Other		1,400.00	
Total Accounts Receivable				\$ 62,288.64

OTHER ASSETS

Total Other Assets		\$	.00
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TOTAL CURRENT ASSETS \$ 440,220.16

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Willowlake Homeowners Association

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Balance Sheet
As of 09/30/25

LIABILITIES & EQUITY

CURRENT LIABILITIES

PREPAIDS-HOA

23100	Prepaid-Assessments	\$	3,494.40	
23110	Prepaid-Legal		297.50	
	Total Prepaids			\$ 3,791.90
	TOTAL CURRENT LIABILITIES			\$ 3,791.90

RESERVES:

28100	Beginning YR Balance	\$	259,754.48	
28200	2025 Reserves		11,352.00	
28203	2025 Capital Fees-New Owners		4,600.00	
28300	Interest Income		4,985.59	
28400	Capital Expenses		(91,644.01)	
	Total Reserves			\$ 189,048.06
	TOTAL RESERVES			\$ 189,048.06

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$	207,964.65	
30466	Accrual Basis Equity		58,496.74	
	Total Homeowners Capital	\$	266,461.39	
	Current Year Net Income/(Loss)	\$	(19,081.19)	
	Total Member's Equity			\$ 247,380.20
	TOTAL LIABILITIES & EQUITY			\$ 440,220.16
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Period: 09/01/25 to 09/30/25

Utilities

Willowlake Homeowners Association

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Income/Expense Statement

Period: 09/01/25 to 09/30/25

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
63200	Electricity	2,594.44	2,200.00	(394.44)	20,669.91	19,780.00	(889.91)	26,400.00
63300	Sewer & Water	924.84	.00	(924.84)	4,295.13	3,000.00	(1,295.13)	3,000.00
	Utilities	3,519.28	2,200.00	(1,319.28)	24,965.04	22,780.00	(2,185.04)	29,400.00
Contracts								
64125	Mosquito Abatement	665.72	700.00	34.28	1,856.44	2,200.00	343.56	3,900.00
64130	Trash Service	6,691.39	6,700.00	8.61	60,222.51	60,300.00	77.49	80,400.00
64165	Cameras-Flock	.00	.00	.00	.00	.00	.00	16,200.00
	Contracts	7,357.11	7,400.00	42.89	62,078.95	62,500.00	421.05	100,500.00
Common Area Expenses								
64220	Landscape Contract-HOA	3,850.85	2,885.00	(965.85)	29,197.63	25,965.00	(3,232.63)	34,620.00
64225	Landscape Extras-HOA	1,710.35	1,800.00	89.65	8,075.35	8,250.00	174.65	12,000.00
64230	Other Repairs-Common Area	.00	100.00	100.00	225.00	625.00	400.00	1,500.00
64240	Playground	.00	100.00	100.00	.00	300.00	300.00	1,200.00
64250	Signs-Common Area	.00	100.00	100.00	475.68	600.00	124.32	600.00
64255	Sprinkler Repairs-Common Area	.00	200.00	200.00	.00	400.00	400.00	1,200.00
64260	Vandalism	.00	100.00	100.00	.00	250.00	250.00	600.00
	Common Area Expenses	5,561.20	5,285.00	(276.20)	37,973.66	36,390.00	(1,583.66)	51,720.00
Lake/Park Expenses								
64300	Electricity-Park	170.16	200.00	29.84	1,592.39	1,795.00	202.61	2,400.00
64305	Gazebo	.00	200.00	200.00	82.50	285.00	202.50	900.00
64310	Lake Maintenance Contract	324.75	335.00	10.25	2,919.75	3,015.00	95.25	4,020.00
64315	Lake Repair/Remediation	36.76	200.00	163.24	253.26	425.00	171.74	1,800.00
64320	Landscape Contract-Park	2,554.70	1,915.00	(639.70)	17,985.44	17,235.00	(750.44)	22,980.00
64325	Landscape Extras-Park	.00	250.00	250.00	.00	250.00	250.00	3,000.00
64330	Other Repairs-Park	.00	200.00	200.00	242.37	500.00	257.63	1,500.00
64355	Sprinkler Repairs-Park	.00	100.00	100.00	.00	100.00	100.00	600.00
64380	Water & Sewer-Park	835.94	1,000.00	164.06	2,096.51	2,975.00	878.49	7,200.00
64390	Well Permit	.00	.00	.00	89.00	100.00	11.00	120.00
	Lake/Park Expenses	3,922.31	4,400.00	477.69	25,261.22	26,680.00	1,418.78	44,520.00
Pool Expenses								
64500	Electricity-Pool	428.82	500.00	71.18	4,489.14	4,925.00	435.86	6,240.00
64505	License/Fees/Permits-Pool	.00	.00	.00	.00	.00	.00	204.00
64510	Pool Contract	1,309.83	1,310.00	.17	11,788.47	11,790.00	1.53	15,720.00
64540	Pool Cards	.00	50.00	50.00	193.86	450.00	256.14	600.00
64550	Pool Gate Repairs	.00	.00	.00	.00	.00	.00	660.00
64560	Pool House	850.00	450.00	(400.00)	4,286.54	4,020.00	(266.54)	4,020.00
64565	Pool Repairs/Supplies	586.06	600.00	13.94	4,393.87	4,550.00	156.13	6,000.00

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Period: 09/01/25 to 09/30/25

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
64570	Pool 911 Phone/Gate	280.45	250.00	(30.45)	2,974.80	2,925.00	(49.80)	3,180.00
64575	Cameras/Internet	135.25	110.00	(25.25)	1,026.98	990.00	(36.98)	1,320.00
64580	Water & Sewer-Pool	402.69	500.00	97.31	3,147.74	3,400.00	252.26	5,400.00
	Pool Expenses	3,993.10	3,770.00	(223.10)	32,301.40	33,050.00	748.60	43,344.00
Maintenance								
	Maintenance	.00	.00	.00	.00	.00	.00	.00
Insurance								
66100	Insurance	.00	.00	.00	22,738.00	22,750.00	12.00	22,920.00
	Insurance	.00	.00	.00	22,738.00	22,750.00	12.00	22,920.00
Other Expenses								
67250	Taxes - Corporate	.00	.00	.00	1,734.49	.00	(1,734.49)	.00
67260	Taxes - Property	.00	.00	.00	45.17	60.00	14.83	60.00
68210	Community Events	.00	.00	.00	6,323.01	3,000.00	(3,323.01)	3,000.00
68215	Deed Enforcement	.00	.00	.00	.00	.00	.00	300.00
	Other Expenses	.00	.00	.00	8,102.67	3,060.00	(5,042.67)	3,360.00
Reserves								
70000	Reserves	.00	.00	.00	11,352.00	11,352.00	.00	11,352.00
70010	Capital Fee-New Owner	750.00	.00	(750.00)	4,600.00	3,000.00	(1,600.00)	3,000.00
	Reserves	750.00	.00	(750.00)	15,952.00	14,352.00	(1,600.00)	14,352.00
	TOTAL EXPENSES	29,363.19	27,240.00	(2,123.19)	269,750.68	262,997.00	(6,753.68)	370,296.00
	Current Year Net Income/(loss	(20,354.06)	(25,815.00)	5,460.94	(19,081.19)	103,024.00	(122,105.19)	.00