

# Woods Walk Homeowners' Assoc., Inc.

## BALANCE SHEET

As of: 12/31/2023

### Assets

Account #	Account Name	Total
<b>Cash</b>		
1005	Alliance Operating	\$150,002.35
1008	Alliance Cash Manager	\$39,278.24
1010	Alliance Reserve	\$100,013.01
1030	Valley Nat'l Bank - Reserve	\$288.07
1031	Valley Nat'l Bank ICS Sweep 6612	\$28,003.51
	CASH TOTAL:	<u>\$317,585.18</u>
<b>Other Current Assets</b>		
1100	Accounts Receivable	\$21,435.00
1150	Allowance for Bad Debts	(\$3,280.82)
1210	Prepaid Insurance	\$337.94
	OTHER CURRENT ASSETS TOTAL:	<u>\$18,492.12</u>
	TOTAL ASSETS:	<u><u>\$336,077.30</u></u>

### Liabilities

Account #	Account Name	Total
<b>Current Liabilities</b>		
2014	Insurance Payable	\$794.12
2067	Deferred Cable Revenue	\$26,100.00
2070	Prepaid Owner Assessments	\$17,248.08
2080	Owner Overpayment Refund	\$1,437.02
	CURRENT LIABILITIES TOTAL:	<u>\$45,579.22</u>
	TOTAL LIABILITIES:	<u>\$45,579.22</u>

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
2510	Reserve - Emergency Oper. Fund	\$1,189.44
2535	Reserves - Capital Expenditure	\$123,900.78
2590	Reserves Interest	\$4,450.87
	RESERVES TOTAL:	<u>\$129,541.09</u>
<b>Operating Surplus (Deficit)</b>		
2810	Fund Balance	\$136,613.90
2815	Prior Year Adjustments	\$25.00

Woods Walk Homeowners' Assoc., Inc.  
As of: 12/31/2023

BALANCE SHEET

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	OPERATING SURPLUS (DEFICIT) TOTAL:	<u>\$136,638.90</u>
	Current Year Net Income/(Loss)	<u>\$24,318.09</u>
	TOTAL EQUITY:	<u>\$290,498.08</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$336,077.30</u></u>

# Woods Walk Homeowners' Assoc., Inc.

## INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
<b>Income</b>							
3010 Maintenance Income	14,287.49	14,288.49	(1.00)	171,449.99	171,461.22	(11.23)	171,461.22
<b>Income Total</b>	<b>14,287.49</b>	<b>14,288.49</b>	<b>(1.00)</b>	<b>171,449.99</b>	<b>171,461.22</b>	<b>(11.23)</b>	<b>171,461.22</b>
<b>Other Income</b>							
3040 Misc. Charges Income	0.00	0.00	0.00	150.00	0.00	150.00	0.00
3045 Interest Income Ops	2.35	0.00	2.35	2.35	0.00	2.35	0.00
3060 NSF Charges	0.00	0.00	0.00	140.00	0.00	140.00	0.00
3065 Processing Fee Income	0.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00
3070 Interest - Delinquent Owners	0.00	0.00	0.00	635.81	0.00	635.81	0.00
3085 Violation Income	0.00	0.00	0.00	6,324.75	0.00	6,324.75	0.00
3089 Shopping Center	653.15	622.26	30.89	7,837.03	7,466.68	370.35	7,466.68
3095 Other Income	0.00	0.00	0.00	225.00	0.00	225.00	0.00
<b>Other Income Total</b>	<b>655.50</b>	<b>622.26</b>	<b>33.24</b>	<b>16,464.94</b>	<b>7,466.68</b>	<b>8,998.26</b>	<b>7,466.68</b>
<b>Total Income</b>	<b>14,942.99</b>	<b>14,910.75</b>	<b>32.24</b>	<b>187,914.93</b>	<b>178,927.90</b>	<b>8,987.03</b>	<b>178,927.90</b>

### Expense

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
<b>Administrative</b>							
5100 Management fees	1,800.00	2,236.27	436.27	26,396.25	26,835.90	439.65	26,835.90
5120 Office Expense	317.25	700.00	382.75	9,060.15	8,400.00	(660.15)	8,400.00
5135 Accounting Fees	0.00	266.63	266.63	0.00	3,200.00	3,200.00	3,200.00
5140 Licenses	0.00	12.50	12.50	61.25	150.00	88.75	150.00
5145 Legal Fees	0.00	666.63	666.63	3,152.46	8,000.00	4,847.54	8,000.00
5160 Insurance	459.38	459.38	0.00	4,039.40	5,513.00	1,473.60	5,513.00
5190 Bad Debt Expense	83.37	83.37	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>Administrative Total</b>	<b>2,660.00</b>	<b>4,424.78</b>	<b>1,764.78</b>	<b>43,709.51</b>	<b>53,098.90</b>	<b>9,389.39</b>	<b>53,098.90</b>
<b>Utilities</b>							
5205 Electricity	0.00	1,416.63	1,416.63	23,444.91	17,000.00	(6,444.91)	17,000.00
<b>Utilities Total</b>	<b>0.00</b>	<b>1,416.63</b>	<b>1,416.63</b>	<b>23,444.91</b>	<b>17,000.00</b>	<b>(6,444.91)</b>	<b>17,000.00</b>
<b>Landscaping</b>							
5405 Lawn Maintenance	2,475.00	2,600.00	125.00	36,264.00	31,200.00	(5,064.00)	31,200.00
5410 Landscape Improvements	0.00	897.88	897.88	5,146.25	10,775.00	5,628.75	10,775.00
5420 Tree Trimming	0.00	1,083.37	1,083.37	4,000.00	13,000.00	9,000.00	13,000.00
5425 Irrigation	0.00	375.00	375.00	5,397.76	4,500.00	(897.76)	4,500.00
5430 Fertilization & Pest Control	0.00	320.87	320.87	3,700.00	3,850.00	150.00	3,850.00
5435 Lake Maintenance	0.00	656.12	656.12	5,861.31	7,873.00	2,011.69	7,873.00
5440 Preserve Maintenance	0.00	774.38	774.38	10,990.35	9,293.00	(1,697.35)	9,293.00
5450 Holiday Lighting	0.00	500.00	500.00	4,748.00	6,000.00	1,252.00	6,000.00
<b>Landscaping Total</b>	<b>2,475.00</b>	<b>7,207.62</b>	<b>4,732.62</b>	<b>76,107.67</b>	<b>86,491.00</b>	<b>10,383.33</b>	<b>86,491.00</b>
<b>Repairs &amp; Maintenance</b>							
5660 General Repairs & Maintenance	0.00	183.37	183.37	3,483.65	2,200.00	(1,283.65)	2,200.00
5675 Pressure Cleaning	1,650.00	275.00	(1,375.00)	1,650.00	3,300.00	1,650.00	3,300.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5680 Miscellaneous	0.00	166.63	166.63	363.10	2,000.00	1,636.90	2,000.00
<b>Repairs &amp; Maintenance Total</b>	<b>1,650.00</b>	<b>625.00</b>	<b>(1,025.00)</b>	<b>5,496.75</b>	<b>7,500.00</b>	<b>2,003.25</b>	<b>7,500.00</b>
<b>Reserve Funding</b>							
6035 Reserve - Capital Expenditures	1,236.50	1,236.50	0.00	14,838.00	14,838.00	0.00	14,838.00
<b>Reserve Funding Total</b>	<b>1,236.50</b>	<b>1,236.50</b>	<b>0.00</b>	<b>14,838.00</b>	<b>14,838.00</b>	<b>0.00</b>	<b>14,838.00</b>
<b>Total Expense</b>	<b>8,021.50</b>	<b>14,910.53</b>	<b>6,889.03</b>	<b>163,596.84</b>	<b>178,927.90</b>	<b>15,331.06</b>	<b>178,927.90</b>
<b>Net Income</b>	<b>6,921.49</b>	<b>0.22</b>	<b>6,921.27</b>	<b>24,318.09</b>	<b>0.00</b>	<b>24,318.09</b>	<b>0.00</b>