

**North Willow Park  
Balance Sheet  
1/31/2021**

**Assets**

Operating

|                           |  |              |
|---------------------------|--|--------------|
| 1000 - Cash Alliance      |  | \$218,859.71 |
| 1210 - Assess. Receivable |  | \$19,401.96  |
| 1212 - Legal Fees Rec.    |  | \$649.49     |
| <u>Operating Total</u>    |  | \$238,911.16 |

Reserve

|                         |  |              |
|-------------------------|--|--------------|
| 1020 - Alliance Reserve |  | \$196,991.59 |
| <u>Reserve Total</u>    |  | \$196,991.59 |

*Assets Total* \$435,902.75

**Liabilities and Equity**

Operating

|                             |  |              |
|-----------------------------|--|--------------|
| 2010 - Accounts Payable     |  | \$44,416.12  |
| 2020 - Prepaid Owner Assess |  | \$41,571.27  |
| 2130 - H/O LF Due to Omni   |  | \$895.00     |
| 3000 - PY Operating Fund    |  | \$110,853.24 |
| <u>Operating Total</u>      |  | \$197,735.63 |

Reserve

|                        |  |              |
|------------------------|--|--------------|
| 3100 - PY Reserve Fund |  | \$109,417.55 |
| <u>Reserve Total</u>   |  | \$109,417.55 |

Retained Earnings

\$99,827.27

Net Income

\$28,922.30

*Liabilities & Equity Total* \$435,902.75

**North Willow Park  
Budget Comparison Report  
1/1/2021 - 1/31/2021**

|                                     | 1/1/2021 - 1/31/2021 |              |               | 1/1/2021 - 1/31/2021 |              |               | Annual Budget |
|-------------------------------------|----------------------|--------------|---------------|----------------------|--------------|---------------|---------------|
|                                     | Actual               | Budget       | Variance      | Actual               | Budget       | Variance      |               |
| <b>Income</b>                       |                      |              |               |                      |              |               |               |
| <u>Operating</u>                    |                      |              |               |                      |              |               |               |
| 4100 - Association Fees             | \$54,644.68          | \$55,000.00  | (\$355.32)    | \$54,644.68          | \$55,000.00  | (\$355.32)    | \$660,000.00  |
| 4140 - Interest Income              | \$10.54              | \$0.00       | \$10.54       | \$10.54              | \$0.00       | \$10.54       | \$0.00        |
| 4162 - Billboard Income             | \$450.00             | \$625.00     | (\$175.00)    | \$450.00             | \$625.00     | (\$175.00)    | \$7,500.00    |
| <u>Total Operating</u>              | \$55,105.22          | \$55,625.00  | (\$519.78)    | \$55,105.22          | \$55,625.00  | (\$519.78)    | \$667,500.00  |
| <u>Reserve</u>                      |                      |              |               |                      |              |               |               |
| 9010 - Reserve Income               | \$31,600.00          | \$0.00       | \$31,600.00   | \$31,600.00          | \$0.00       | \$31,600.00   | \$0.00        |
| 9020 - Interest Income              | \$21.76              | \$0.00       | \$21.76       | \$21.76              | \$0.00       | \$21.76       | \$0.00        |
| <u>Total Reserve</u>                | \$31,621.76          | \$0.00       | \$31,621.76   | \$31,621.76          | \$0.00       | \$31,621.76   | \$0.00        |
| <b>Total Income</b>                 | \$86,726.98          | \$55,625.00  | \$31,101.98   | \$86,726.98          | \$55,625.00  | \$31,101.98   | \$667,500.00  |
| <b>Expense</b>                      |                      |              |               |                      |              |               |               |
| <u>Operating</u>                    |                      |              |               |                      |              |               |               |
| 5010 - Admin Fees                   | \$36.83              | \$166.67     | \$129.84      | \$36.83              | \$166.67     | \$129.84      | \$2,000.00    |
| 5020 - Postage                      | \$20.90              | \$0.00       | (\$20.90)     | \$20.90              | \$0.00       | (\$20.90)     | \$0.00        |
| 5030 - Professional Service         | \$0.00               | \$250.00     | \$250.00      | \$0.00               | \$250.00     | \$250.00      | \$3,000.00    |
| 5031 - Accounting Fees              | \$0.00               | \$0.00       | \$0.00        | \$0.00               | \$0.00       | \$0.00        | \$3,500.00    |
| 5040 - Management Cont              | \$2,090.00           | \$2,152.92   | \$62.92       | \$2,090.00           | \$2,152.92   | \$62.92       | \$25,835.00   |
| 5050 - Insurance Expense            | \$4,708.00           | \$62,000.00  | \$57,292.00   | \$4,708.00           | \$62,000.00  | \$57,292.00   | \$62,000.00   |
| 5095 - Social                       | \$125.00             | \$41.67      | (\$83.33)     | \$125.00             | \$41.67      | (\$83.33)     | \$500.00      |
| 5110 - Electricity                  | \$543.31             | \$650.00     | \$106.69      | \$543.31             | \$650.00     | \$106.69      | \$7,800.00    |
| 5120 - Water & Sewer                | \$16,668.39          | \$12,500.00  | (\$4,168.39)  | \$16,668.39          | \$12,500.00  | (\$4,168.39)  | \$150,000.00  |
| 5121 - Sewer Repair                 | \$0.00               | \$1,083.33   | \$1,083.33    | \$0.00               | \$1,083.33   | \$1,083.33    | \$13,000.00   |
| 5200 - Mowing                       | \$0.00               | \$2,666.67   | \$2,666.67    | \$0.00               | \$2,666.67   | \$2,666.67    | \$32,000.00   |
| 5211 - Landscaping Misc             | \$0.00               | \$833.33     | \$833.33      | \$0.00               | \$833.33     | \$833.33      | \$10,000.00   |
| 5218 - Shrub Pruning                | \$0.00               | \$433.33     | \$433.33      | \$0.00               | \$433.33     | \$433.33      | \$5,200.00    |
| 5219 - Tree Maintenance             | \$0.00               | \$1,166.67   | \$1,166.67    | \$0.00               | \$1,166.67   | \$1,166.67    | \$14,000.00   |
| 5221 - Common Area Maint            | \$206.25             | \$333.33     | \$127.08      | \$206.25             | \$333.33     | \$127.08      | \$4,000.00    |
| 5227 - Fertilization                | \$0.00               | \$333.33     | \$333.33      | \$0.00               | \$333.33     | \$333.33      | \$4,000.00    |
| 5260 - Snow Removal                 | \$0.00               | \$4,500.00   | \$4,500.00    | \$0.00               | \$4,500.00   | \$4,500.00    | \$13,500.00   |
| 5302 - Porch Steps Repair           | \$0.00               | \$4,166.67   | \$4,166.67    | \$0.00               | \$4,166.67   | \$4,166.67    | \$50,000.00   |
| 5303 - Concrete Repair              | \$0.00               | \$833.33     | \$833.33      | \$0.00               | \$833.33     | \$833.33      | \$10,000.00   |
| 5311 - Building Maintenance         | \$1,044.00           | \$833.33     | (\$210.67)    | \$1,044.00           | \$833.33     | (\$210.67)    | \$10,000.00   |
| 5312 - Paint and Caulking           | \$0.00               | \$4,166.67   | \$4,166.67    | \$0.00               | \$4,166.67   | \$4,166.67    | \$50,000.00   |
| 5313 - Siding and Brick Repair      | \$762.00             | \$833.33     | \$71.33       | \$762.00             | \$833.33     | \$71.33       | \$10,000.00   |
| 5318 - Fence Repair and Maintenance | \$0.00               | \$166.67     | \$166.67      | \$0.00               | \$166.67     | \$166.67      | \$2,000.00    |
| 5320 - Pest Control                 | \$0.00               | \$83.33      | \$83.33       | \$0.00               | \$83.33      | \$83.33       | \$1,000.00    |
| 5324 - Roof Service                 | \$0.00               | \$208.33     | \$208.33      | \$0.00               | \$208.33     | \$208.33      | \$2,500.00    |
| 5326 - Gutter Repair                | \$0.00               | \$416.67     | \$416.67      | \$0.00               | \$416.67     | \$416.67      | \$5,000.00    |
| 5345 - Pressure Wash                | \$0.00               | \$750.00     | \$750.00      | \$0.00               | \$750.00     | \$750.00      | \$9,000.00    |
| 5385 - Chimney Repair               | \$0.00               | \$5,000.00   | \$5,000.00    | \$0.00               | \$5,000.00   | \$5,000.00    | \$60,000.00   |
| 5387 - Deck Repair                  | \$0.00               | \$2,083.33   | \$2,083.33    | \$0.00               | \$2,083.33   | \$2,083.33    | \$25,000.00   |
| 5510 - Reserve Funding              | \$31,600.00          | \$6,600.00   | (\$25,000.00) | \$31,600.00          | \$6,600.00   | (\$25,000.00) | \$79,200.00   |
| <u>Total Operating</u>              | \$57,804.68          | \$115,252.91 | \$57,448.23   | \$57,804.68          | \$115,252.91 | \$57,448.23   | \$664,035.00  |
| <b>Total Expense</b>                | \$57,804.68          | \$115,252.91 | \$57,448.23   | \$57,804.68          | \$115,252.91 | \$57,448.23   | \$664,035.00  |

**North Willow Park  
Budget Comparison Report  
1/1/2021 - 1/31/2021**

|                      | 1/1/2021 - 1/31/2021 |               |             | 1/1/2021 - 1/31/2021 |               |             |               |
|----------------------|----------------------|---------------|-------------|----------------------|---------------|-------------|---------------|
|                      | Actual               | Budget        | Variance    | Actual               | Budget        | Variance    | Annual Budget |
| Operating Net Income | \$28,922.30          | (\$59,627.91) | \$88,550.21 | \$28,922.30          | (\$59,627.91) | \$88,550.21 | \$3,465.00    |
| Net Income           | \$28,922.30          | (\$59,627.91) | \$88,550.21 | \$28,922.30          | (\$59,627.91) | \$88,550.21 | \$3,465.00    |

**North Willow Park  
Income Statement  
1/1/2021 - 1/31/2021**

|                                | 1/1/2021 - 1/31/2021 | Year To Date    |
|--------------------------------|----------------------|-----------------|
| <b>Income</b>                  |                      |                 |
| <u>Operating</u>               |                      |                 |
| 4100 - Association Fees        | \$54,644.68          | \$54,644.68     |
| 4140 - Interest Income         | \$10.54              | \$10.54         |
| 4162 - Billboard Income        | \$450.00             | \$450.00        |
| <u>Total Operating</u>         | \$55,105.22          | \$55,105.22     |
| <u>Reserve</u>                 |                      |                 |
| 9010 - Reserve Income          | \$31,600.00          | \$31,600.00     |
| 9020 - Interest Income         | \$21.76              | \$21.76         |
| <u>Total Reserve</u>           | \$31,621.76          | \$31,621.76     |
| <i>Total Income</i>            | \$86,726.98          | \$86,726.98     |
| <br><b>Expense</b>             |                      |                 |
| <u>Operating</u>               |                      |                 |
| 5010 - Admin Fees              | \$36.83              | \$36.83         |
| 5020 - Postage                 | \$20.90              | \$20.90         |
| 5040 - Management Cont         | \$2,090.00           | \$2,090.00      |
| 5050 - Insurance Expense       | \$4,708.00           | \$4,708.00      |
| 5095 - Social                  | \$125.00             | \$125.00        |
| 5110 - Electricity             | \$543.31             | \$543.31        |
| 5120 - Water & Sewer           | \$16,668.39          | \$16,668.39     |
| 5221 - Common Area Maint       | \$206.25             | \$206.25        |
| 5302 - Porch Steps Repair      | \$0.00               | \$0.00          |
| 5303 - Concrete Repair         | \$0.00               | \$0.00          |
| 5311 - Building Maintenance    | \$1,044.00           | \$1,044.00      |
| 5313 - Siding and Brick Repair | \$762.00             | \$762.00        |
| 5510 - Reserve Funding         | \$31,600.00          | \$31,600.00     |
| <u>Total Operating</u>         | \$57,804.68          | \$57,804.68     |
| <i>Total Expense</i>           | \$57,804.68          | \$57,804.68     |
| <br>Operating Net Income       | <br>\$28,922.30      | <br>\$28,922.30 |
| <br>Net Income                 | <br>\$28,922.30      | <br>\$28,922.30 |