

# Willow Brook Estates Budget

	2025	2026
	Current Budget	with dues of \$250
<b>REVENUE:</b>		
Beginning bank balance	\$ 15,355.83	\$ 2,702.60
Outstanding checks Lovley wrote	\$ (11,768.88)	
Common Charge Per Unit 9 x 198.50	\$ 108,976.50	\$ 183,000.00
Common Charge Per Unit 3 x 250	\$ 45,750.00	
Interest Income	\$ 150.00	\$ 150.00
Newport Realty Tree replacemnt	\$ 15,600.00	
TOTAL REVENUE (61 Units)	\$ 174,063.45	\$ 183,150.00
<b>EXPENSES:</b>		
Liability/Hazard/HOA Insurance	\$ 2,193.00	\$ 2,250.00
Director & Officer Insurance	\$ 544.00	\$ 550.00
Association-Crime Coverage	\$ 300.00	\$ 325.00
Electricity-Lighting	\$ 1,560.00	\$ 1,750.00
Water/Fire Hydrant	\$ -	\$ -
Trash & Recycling	\$ 21,797.52	\$ 8,900.00
Aasphalt, curb & sidewalk repairs	\$ -	\$ -
Snow management *	\$ 57,085.77	\$ 48,000.54
Landscaping	\$ 64,780.56	\$ 48,000.54
Clerical	\$ 750.00	\$ 1,500.00
Accounting (software & license)	\$ 1,500.00	\$ 2,200.00
Annual Tax Prep.	\$ 250.00	\$ 300.00
State & Fed. Taxes due	\$ 100.00	\$ 150.00
Due/State Filings,software, Domain	\$ 500.00	\$ 750.00
Repairs & Maintenance	\$ 5,000.00	\$ 7,500.00
Beautification	\$ 7,500.00	\$ 15,000.00
Transfer to reserves	\$ 7,500.00	\$ 25,000.00
TOTAL COMMON EXPENSES	<u>\$ 171,360.85</u>	<u>\$ 162,176.08</u>
BALANCE	\$ 2,702.60	\$ 20,973.92

**Balance Sheet**  
**Willow Brook Estates HOA Inc.**  
As of August 21, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	9,909.69
ION Bank	24,766.39
ION Bank - Reserve	
<b>Total for Bank Accounts</b>	<b>\$34,676.08</b>
Accounts Receivable	
1200 Accounts Receivable	-5,118.50
<b>Total for Accounts Receivable</b>	<b>-\$5,118.50</b>
Other Current Assets	
12000 Undeposited Funds	0
<b>Total for Other Current Assets</b>	
<b>Total for Current Assets</b>	<b>\$29,557.58</b>
Fixed Assets	
Other Assets	
<b>Total for Assets</b>	<b>\$29,557.58</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	7,825.92
2000 Accounts Payable	
<b>Total for Accounts Payable</b>	<b>\$7,825.92</b>
Credit Cards	
Other Current Liabilities	
<b>Total for Current Liabilities</b>	<b>\$7,825.92</b>
Long-term Liabilities	
<b>Total for Liabilities</b>	<b>\$7,825.92</b>
Equity	
32000 Retained Earnings	28,817.98
Net Income	-7,086.32
<b>Total for Equity</b>	<b>\$21,731.66</b>
<b>Total for Liabilities and Equity</b>	<b>\$29,557.58</b>

# Willow Brook Estates HOA Inc.

## Trial Balance

As of August 18, 2025

	DEBIT	CREDIT
ION Bank	9,909.69	
ION Bank - Reserve	24,766.39	
1200 Accounts Receivable		5,118.50
12000 Undeposited Funds	0.00	
2000 Accounts Payable		7,825.92
32000 Retained Earnings		28,817.98
4130 Rental		0.00
Miscellaneous Income		112,657.26
6140 Contributions	0.00	
61700 Computer and Internet Expenses	635.81	
6180 Insurance	3,552.00	
6240 Miscellaneous	200.00	
6565 Professional Fees:Accounting	250.00	
6310 Repairs:Building Repairs	309.07	
6390 Utilities	0.00	
6400 Utilities:Gas and Electric	1,347.56	
64900 Office Supplies	435.91	
6610 Taxes	63.00	
67200 Repairs and Maintenance	616.83	
Landscaping:Lawn	64,780.62	
Landscaping:Plowing	33,085.58	
Maintenance:Trash	14,531.68	
7010 Interest Income		64.48
<b>TOTAL</b>	<b>\$154,484.14</b>	<b>\$154,484.14</b>