

2024 Expected Budget -

- Hammer Tax - \$2800
 - All our financial and tax services are covered in this contract. Plus extra mailings
- Skyline Engineering Services - \$3000.00
 - This includes sight visits, water analysis and DEC correspondence from our Certified Well operator.
- TET Labs - \$600
 - This includes all annual water testing required by DEC.
- HEA(estimated) - \$5900
 - based on previous usage, plus 8%.
- ARWA - \$200
 - Our membership with Alaska Rural Water Association will provide Consumer Confidence Reports for our HOA annually.
- Admin - \$400
 - This includes office supplies i.e. paper, envelopes, postage etc.
- Maintenance - \$2000
 - Snow removal, site checkups, small repairs.
- Legal permits/fees - \$250
 - Alaska DEC fees applied to required forms and submittals annually.

Total Budget - \$15,150.00

WILLOWBROOK NORTH HOMEOWNERS ASSOCIATION
Balance Sheet
As of December 31, 2023

| | Dec 31, 23 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Credit Union One Checking | 22,026.29 |
| Credit Union One S1 | 5.00 |
| Renewal & Replacement Fund | 13,053.05 |
| Total Checking/Savings | 35,084.34 |
| Accounts Receivable | |
| Accounts Receivable | -560.00 |
| Total Accounts Receivable | -560.00 |
| Total Current Assets | 34,524.34 |
| Fixed Assets | |
| Pump #1 Oct 2022 | 19,766.95 |
| Total Fixed Assets | 19,766.95 |
| TOTAL ASSETS | 54,291.29 |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Bal Equity | 8,772.51 |
| Retained Earnings | 40,694.68 |
| Net Income | 4,824.10 |
| Total Equity | 54,291.29 |
| TOTAL LIABILITIES & EQUITY | 54,291.29 |

WILLOWBROOK NORTH HOMEOWNERS ASSOCIATION
Profit & Loss
January through December 2023

| | Jan - Dec 23 |
|-------------------------------|--------------|
| Ordinary Income/Expense | |
| Income | |
| Dues/Water | 17,690.00 |
| Total Income | 17,690.00 |
| Gross Profit | 17,690.00 |
| Expense | |
| Bank Fees | |
| Credit Card Processing (Dues) | 112.90 |
| Total Bank Fees | 112.90 |
| Dues & Subscriptions | 170.00 |
| Electric | 5,100.27 |
| Legal & Professional | 2,777.39 |
| Licenses, Permits & Fees | 100.00 |
| Maintenance | 862.29 |
| Postage | 416.23 |
| Water Testing | 1,228.82 |
| Website | 168.00 |
| Well Operator Contract | 1,930.00 |
| Total Expense | 12,865.90 |
| Net Ordinary Income | 4,824.10 |
| Net Income | 4,824.10 |