

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Balance Sheet

As of April 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1005 CSB - Operating BOK 8701	0.00
1010 Collegiate Peaks Bank 1598	87,197.04
1020 Collegiate Peaks Bank 2103	896,712.31
1090 Petty Cash - Administrative	150.00
1095 Petty Cash - Tennis	100.00
1100 Bill.com Money Out Clearing	0.00
<b>Total Bank Accounts</b>	<b>\$984,159.35</b>
Accounts Receivable	
1200 Accounts Receivable	20,557.37
1205 Advertising Accounts Receivable	3,747.00
1210 Allowance For Doubtful Accounts	0.00
<b>Total Accounts Receivable</b>	<b>\$24,304.37</b>
Other Current Assets	
1305 Prepaid Expenses	13,189.73
1310 Prepaid Insurance	42,586.16
1315 Undeposited Funds	5,352.66
1810 Due From Reserve Fund - General	250,000.00
1815 Due From Reserve Fund - Pool	698.26
1820 Due From Reserve Fund - Tennis	0.00
1825 Due From Reserve Fund - Annual Fence	372,385.33
<b>Total Other Current Assets</b>	<b>\$684,212.14</b>
<b>Total Current Assets</b>	<b>\$1,692,675.86</b>
<b>TOTAL ASSETS</b>	<b>\$1,692,675.86</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	31,815.49
<b>Total Accounts Payable</b>	<b>\$31,815.49</b>
Other Current Liabilities	
2310 Accrued Expenses	0.00
2315 Accrued Salary Expense	21,404.64
2320 Payroll Liabilities	0.00
2321 CO Income Tax	599.00
2322 CO Paid Family and Medical Leave	71.29
2323 CO Unemployment Tax	93.67
2324 Federal Taxes (941/943/944)	-2,367.45
2325 Federal Unemployment (940)	172.63

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## Balance Sheet As of April 30, 2024

	TOTAL
<b>Total 2320 Payroll Liabilities</b>	<b>-1,430.86</b>
2330 Income Taxes Payable	0.00
2337 Prepaid HOA Dues	0.00
2340 Deferred Swim Club Rental Revenue	0.00
2345 Deferred Homeowner Dues	900,362.00
2350 Due To Reserve Fund - General	147,728.29
2365 Due To Reserve Fund - Annual Fence	77,618.37
<b>Total Other Current Liabilities</b>	<b>\$1,145,682.44</b>
<b>Total Current Liabilities</b>	<b>\$1,177,497.93</b>
<b>Total Liabilities</b>	<b>\$1,177,497.93</b>
Equity	
3505 Distributions to Reserve Fund - General	0.00
3900 Retained Earnings	180,322.27
Net Income	334,855.66
<b>Total Equity</b>	<b>\$515,177.93</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,692,675.86</b>

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Profit and Loss

April 2024

	TOTAL
<b>Income</b>	
4010 Single Home Dues	108,658.00
4020 Townhome Dues	3,887.25
4210 Late Fees	639.87
4230 Advertising Revenue	5,215.00
4250 Transfer Fees	4,500.00
4260 Association Fines	292.41
<b>Total Income</b>	<b>\$123,192.53</b>
<b>GROSS PROFIT</b>	
	<b>\$123,192.53</b>
<b>Expenses</b>	
<b>6000 Administrative</b>	
6005 Salary Expense	11,063.02
6010 Salary Expense - Newsletter Delivery	264.00
6015 Architectural Control Salary Expense	1,400.00
6020 CO FMLI Payroll Expense	0.00
6025 Fed and ST Unemployment Taxes (FUTA/SUTA)	0.00
6030 FICA/Medicare Tax - Employer	1,692.63
6040 Worker's Compensation	491.00
6045 Insurance Expense	4,257.00
6050 Legal Expenses	345.00
6060 Professional Fees	7,637.50
6065 Software Subscriptions	741.43
6070 Printing and Postage Expenses	326.67
6085 Snow Removal Expenses	177.50
6090 Office Supplies	143.82
6110 Newsletter - Printing	1,406.86
6120 Meeting Expenses	179.28
6125 Social Committee Expenses	31.23
6130 Bank Service Charges	55.97
6135 Contributions/Gifts	3,000.00
<b>Total 6000 Administrative</b>	<b>33,212.91</b>
<b>6200 Land Maintenance</b>	
6205 Salary Expense - Land Maintenance	6,120.00
6210 Maintenance Contract	5,113.00
6220 R/M - Walkways	821.03
6235 R/M - Sod, RR Ties, Benches	2,860.00
6240 Sprinkler Maintenance Contract	2,187.00
6245 R/M Sprinkler	3,780.33
6265 Special Projects & Repairs	600.00
6270 Land Maintenance - Misc.	205.33
<b>Total 6200 Land Maintenance</b>	<b>21,686.69</b>

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Profit and Loss

April 2024

	TOTAL
6300 Pool	
6305 Pool Management Contract	9,300.00
6325 R/M Pools	1,851.82
6330 R/M Pool Buildings	1,350.00
6345 Telephone	246.10
<b>Total 6300 Pool</b>	<b>12,747.92</b>
6400 Tennis	
6405 Salary Expense	985.00
6435 Tennis Program Funding	375.00
<b>Total 6400 Tennis</b>	<b>1,360.00</b>
6500 Utilities	
6505 Water	1,167.50
6510 Sewer	255.35
6515 Gas	167.37
6520 Electric	564.66
6525 Phone - Office	374.85
6530 Trash Removal	10,380.88
<b>Total 6500 Utilities</b>	<b>12,910.61</b>
<b>Total Expenses</b>	<b>\$81,918.13</b>
NET OPERATING INCOME	<b>\$41,274.40</b>
Other Income	
8100 Interest Income	3,674.08
<b>Total Other Income</b>	<b>\$3,674.08</b>
NET OTHER INCOME	<b>\$3,674.08</b>
NET INCOME	<b>\$44,948.48</b>

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Actuals vs. Budget

January - April 2024

	Apr 2024			YTD April 2024		
	Actual	Budget	Over(Under) Budget	Actual	Budget	Over(Under) Budget
<b>Income</b>						
4010 Single Home Dues	108,658.00	108,658.00	0.00	433,856.00	434,632.00	-776.00
4020 Townhome Dues	3,887.25	3,887.25	0.00	15,549.00	15,549.00	0.00
4030 Associate Membership Dues		394.20	-394.20	0.00	1,576.80	-1,576.80
4040 Perimeter Fence Maintenance Dues		0.00	0.00	89,800.00	89,800.00	0.00
4210 Late Fees	639.87	458.33	181.54	939.03	1,833.32	-894.29
4230 Advertising Revenue	5,215.00	2,083.33	3,131.67	13,775.00	8,333.32	5,441.68
4240 Pool Revenue		541.67	-541.67	0.00	2,166.68	-2,166.68
4250 Transfer Fees	4,500.00	1,250.00	3,250.00	7,200.00	5,000.00	2,200.00
4260 Association Fines	292.41	62.50	229.91	742.41	250.00	492.41
4300 Other Income		183.33	-183.33	2,433.37	733.32	1,700.05
<b>Total Income</b>	<b>\$ 123,192.53</b>	<b>\$117,518.61</b>	<b>\$ 5,673.92</b>	<b>\$ 564,294.81</b>	<b>\$ 559,874.44</b>	<b>\$ 4,420.37</b>
<b>Gross Profit</b>	<b>\$ 123,192.53</b>	<b>\$117,518.61</b>	<b>\$ 5,673.92</b>	<b>\$ 564,294.81</b>	<b>\$ 559,874.44</b>	<b>\$ 4,420.37</b>
<b>Expenses</b>						
<b>6000 Administrative</b>						
6005 Salary Expense	11,063.02	7,083.33	3,979.69	37,399.09	28,333.32	9,065.77
6010 Salary Expense - Newsletter Delivery	264.00	264.58	-0.58	1,056.00	1,058.32	-2.32
6015 Architectural Control Salary Expense	1,400.00	1,545.00	-145.00	5,600.00	6,180.00	-580.00
6025 Fed and ST Unemployment Taxes (FUTA/SUTA)	0.00	112.50	-112.50	0.00	450.00	-450.00
6030 FICA/Medicare Tax - Employer	1,692.63	1,125.00	567.63	5,657.31	4,500.00	1,157.31
6040 Worker's Compensation	491.00	183.33	307.67	491.00	733.32	-242.32
6045 Insurance Expense	4,257.00	5,208.33	-951.33	14,227.07	20,833.32	-6,606.25
6050 Legal Expenses	345.00	625.00	-280.00	3,670.00	2,500.00	1,170.00
6055 Audit Expenses		314.58	-314.58	0.00	1,258.32	-1,258.32
6060 Professional Fees	7,637.50	2,000.00	5,637.50	7,761.25	8,000.00	-238.75
6065 Software Subscriptions	741.43	1,166.67	-425.24	4,320.62	4,666.68	-346.06
6070 Printing and Postage Expenses	326.67	520.83	-194.16	3,442.43	2,083.32	1,359.11
6080 Maintenance Expenses		179.17	-179.17	1,200.00	716.68	483.32
6085 Snow Removal Expenses	177.50	62.50	115.00	1,933.00	250.00	1,683.00
6090 Office Supplies	143.82	62.50	81.32	552.75	250.00	302.75
6095 Mileage Reimbursements		31.25	-31.25	0.00	125.00	-125.00
6105 Membership Fees		41.67	-41.67	0.00	166.68	-166.68
6110 Newsletter - Printing	1,406.86	1,333.33	73.53	5,155.05	5,333.32	-178.27
6115 Newsletter - Bags		35.83	-35.83	426.59	143.32	283.27
6120 Meeting Expenses	179.28	41.67	137.61	429.28	166.68	262.60
6125 Social Committee Expenses	31.23	518.75	-487.52	276.50	2,075.00	-1,798.50
6130 Bank Service Charges	55.97	4.17	51.80	138.33	16.68	121.65
6135 Contributions/Gifts	3,000.00	250.00	2,750.00	4,013.58	1,000.00	3,013.58
6145 Miscellaneous Expenses		41.72	-41.72	213.90	166.88	47.02
<b>Total 6000 Administrative</b>	<b>\$ 33,212.91</b>	<b>\$ 22,751.71</b>	<b>\$ 10,461.20</b>	<b>\$ 97,963.75</b>	<b>\$ 91,006.84</b>	<b>\$ 6,956.91</b>

6200 Land Maintenance						
6205 Salary Expense - Land Maintenance	6,120.00	4,800.00	1,320.00	18,258.12	19,200.00	-941.88
6210 Maintenance Contract	5,113.00	5,625.00	-512.00	20,452.00	22,500.00	-2,048.00
6215 Snow Removal Expenses - HOA		1,041.67	-1,041.67	10,772.00	4,166.68	6,605.32
6220 R/M - Walkways	821.03	833.33	-12.30	2,412.39	3,333.32	-920.93
6225 R/M - Trees & Pruning		3,333.33	-3,333.33	335.00	13,333.32	-12,998.32
6230 Non-Contract Pruning & Spraying		191.67	-191.67	515.00	766.68	-251.68
6235 R/M - Sod, RR Ties, Benches	2,860.00	83.33	2,776.67	2,860.00	333.32	2,526.68
6240 Sprinkler Maintenance Contract	2,187.00	1,458.33	728.67	4,374.00	5,833.32	-1,459.32
6245 R/M Sprinkler	3,780.33	2,916.67	863.66	3,982.30	11,666.68	-7,684.38
6250 Tree Replacement Expense		625.00	-625.00	0.00	2,500.00	-2,500.00
6255 Flower Bed Maintenance		166.67	-166.67	0.00	666.68	-666.68
6260 Fence Repair Expenses		20.83	-20.83	0.00	83.32	-83.32
6265 Special Projects & Repairs	600.00	83.33	516.67	740.51	333.32	407.19
6270 Land Maintenance - Misc.	205.33	208.33	-3.00	621.47	833.32	-211.85
<b>Total 6200 Land Maintenance</b>	<b>\$ 21,686.69</b>	<b>\$ 21,387.49</b>	<b>\$ 299.20</b>	<b>\$ 65,322.79</b>	<b>\$ 85,549.96</b>	<b>-\$ 20,227.17</b>
6300 Pool						
6305 Pool Management Contract	9,300.00	15,500.00	-6,200.00	9,300.00	62,000.00	-52,700.00
6310 Pool Supplies - Janitorial		208.33	-208.33	0.00	833.32	-833.32
6315 Pool Supplies - Chemicals		2,916.67	-2,916.67	0.00	11,666.68	-11,666.68
6320 Pool Supplies - Office		83.33	-83.33	0.00	333.32	-333.32
6325 R/M Pools	1,851.82	333.33	1,518.49	6,140.38	1,333.32	4,807.06
6330 R/M Pool Buildings	1,350.00	458.33	891.67	2,624.77	1,833.32	791.45
6335 R/M Pool Equipment		666.67	-666.67	0.00	2,666.68	-2,666.68
6345 Telephone	246.10	333.33	-87.23	1,131.01	1,333.32	-202.31
6350 Pool Opening/Closing		306.25	-306.25	0.00	1,225.00	-1,225.00
6355 Bathroom Expenses		343.75	-343.75	0.00	1,375.00	-1,375.00
6360 Special Events		16.67	-16.67	0.00	66.68	-66.68
6365 Miscellaneous Pool Expenses		50.00	-50.00	0.00	200.00	-200.00
<b>Total 6300 Pool</b>	<b>\$ 12,747.92</b>	<b>\$ 21,216.66</b>	<b>-\$ 8,468.74</b>	<b>\$ 19,196.16</b>	<b>\$ 84,866.64</b>	<b>-\$ 65,670.48</b>
6400 Tennis						
6405 Salary Expense	985.00	985.00	0.00	3,940.00	3,940.00	0.00
6410 Supplies and Maintenance		208.33	-208.33	1,500.00	833.32	666.68
6415 Cleaning Expenses		41.67	-41.67	0.00	166.68	-166.68
6425 Repair Expenses		83.33	-83.33	0.00	333.32	-333.32
6430 Keys/Locks		10.42	-10.42	0.00	41.68	-41.68
6435 Tennis Program Funding	375.00		375.00	850.00	0.00	850.00
<b>Total 6400 Tennis</b>	<b>\$ 1,360.00</b>	<b>\$ 1,328.75</b>	<b>\$ 31.25</b>	<b>\$ 6,290.00</b>	<b>\$ 5,315.00</b>	<b>\$ 975.00</b>
6500 Utilities						
6505 Water	1,167.50	9,166.67	-7,999.17	2,384.00	36,666.68	-34,282.68
6510 Sewer	255.35	916.67	-661.32	255.35	3,666.68	-3,411.33
6515 Gas	167.37	708.33	-540.96	668.88	2,833.32	-2,164.44
6520 Electric	564.66	1,125.00	-560.34	2,181.14	4,500.00	-2,318.86
6525 Phone - Office	374.85	41.67	333.18	1,195.83	166.68	1,029.15
6530 Trash Removal	10,380.88	10,208.33	172.55	40,912.88	40,833.32	79.56
<b>Total 6500 Utilities</b>	<b>\$ 12,910.61</b>	<b>\$ 22,166.67</b>	<b>-\$ 9,256.06</b>	<b>\$ 47,598.08</b>	<b>\$ 88,666.68</b>	<b>-\$ 41,068.60</b>
<b>Total Expenses</b>	<b>\$ 81,918.13</b>	<b>\$ 88,851.28</b>	<b>-\$ 6,933.15</b>	<b>\$ 236,370.78</b>	<b>\$ 355,405.12</b>	<b>-\$ 119,034.34</b>

Net Operating Income	\$ 41,274.40	\$ 28,667.33	\$ 12,607.07	\$ 327,924.03	\$ 204,469.32	\$ 123,454.71
Other Income						
8100 Interest Income	3,674.08	416.67	3,257.41	6,931.63	1,666.68	5,264.95
Total Other Income	\$ 3,674.08	\$ 416.67	\$ 3,257.41	\$ 6,931.63	\$ 1,666.68	\$ 5,264.95
Other Expenses						
8205 Reserve Fund Contribution		29,084.00	-29,084.00	0.00	116,336.00	-116,336.00
8210 Reserve Fence Maintenance Fund		7,483.33	-7,483.33	0.00	29,933.32	-29,933.32
Total Other Expenses	\$ 0.00	\$ 36,567.33	-\$ 36,567.33	\$ 0.00	\$ 146,269.32	-\$ 146,269.32
Net Other Income	\$ 3,674.08	-\$ 36,150.66	\$ 39,824.74	\$ 6,931.63	-\$144,602.64	\$ 151,534.27
Net Income	\$ 44,948.48	-\$ 7,483.33	\$ 52,431.81	\$ 334,855.66	\$ 59,866.68	\$ 274,988.98

**Homestead in the Willows HOA Reserve**  
**Balance Sheet**  
As of April 30, 2024

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1010 First American State Bank 6761	530,424.44
1015 Vectra Bank - Gen Res Fund 9109	0.00
<b>Total Bank Accounts</b>	<b>\$ 530,424.44</b>
<b>Accounts Receivable</b>	
1200 Accounts Receivable	1,796,073.19
<b>Total Accounts Receivable</b>	<b>\$ 1,796,073.19</b>
<b>Other Current Assets</b>	
1315 Undeposited Funds	39,050.11
1810 Due From Operating Fund - General	147,728.29
1825 Due From Operating Fund - Annual Fence	77,618.36
<b>Total Other Current Assets</b>	<b>\$ 264,396.76</b>
<b>Total Current Assets</b>	<b>\$ 2,590,894.39</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,590,894.39</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 Accounts Payable	54,655.65
<b>Total Accounts Payable</b>	<b>\$ 54,655.65</b>
<b>Other Current Liabilities</b>	
2205 First American St Bk - LOC 6555	235,257.40
2305 Interest Payable	1,450.76
2306 Accrued Expenses	0.00
2345 Deferred Homeowner Dues/Assessments	1,857,358.59
2347 Prepaid Fence Assessments	977,558.12
2350 Due To Operating Fund - General	250,000.00
2355 Due To Operating Fund - Pool	698.26
2365 Due To HOA Operating Fund - Annual Fence	372,385.33
<b>Total Other Current Liabilities</b>	<b>\$ 3,694,708.46</b>
<b>Total Current Liabilities</b>	<b>\$ 3,749,364.11</b>
<b>Total Liabilities</b>	<b>\$ 3,749,364.11</b>
<b>Equity</b>	
3900 Retained Earnings	529,304.17
Transfer From Operating Acct	0.00
Net Income	-1,687,773.89
<b>Total Equity</b>	<b>-\$ 1,158,469.72</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,590,894.39</b>



**Homestead in the Willows HOA Reserve**  
**Profit and Loss**  
 April 2024

	Total
<b>Income</b>	
4300 Perimeter Fence Special Assmt Income	0.00
<b>Total Income</b>	<b>\$ 0.00</b>
<b>Gross Profit</b>	<b>\$ 0.00</b>
<b>Expenses</b>	
6060 Professional Fees	0.00
6090 Business Office Expenses	29,920.24
6130 Bank Service Charges	40.99
6260 Perimeter Fence Expenses	4,215.61
6270 Landscape Expenses	28,837.50
6365 Pool Expenses	698.26
6440 Tennis Expenses	12,108.00
8200 Interest Expense	1,450.76
<b>Total Expenses</b>	<b>\$ 77,271.36</b>
<b>Net Operating Income</b>	<b>-\$ 77,271.36</b>
<b>Other Income</b>	
8100 Interest Income	1,695.16
<b>Total Other Income</b>	<b>\$ 1,695.16</b>
<b>Net Other Income</b>	<b>\$ 1,695.16</b>
<b>Net Income</b>	<b>-\$ 75,576.20</b>