

**HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN**  
**Balance Sheet**  
As of March 31, 2024

	Total
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1010 Collegiate Peaks Bank 1598	85,869.05
1020 Collegiate Peaks Bank 2103	981,295.03
1090 Petty Cash - Administrative	150.00
1095 Petty Cash - Tennis	100.00
Total Bank Accounts	\$ 1,067,414.08
Accounts Receivable	
1200 Accounts Receivable	46,448.08
1205 Advertising Accounts Receivable	3,747.00
Total Accounts Receivable	\$ 50,195.08
Other Current Assets	
1305 Prepaid Expenses	13,445.08
1310 Prepaid Insurance	46,921.16
1315 Undeposited Funds	6,890.32
1810 Due From Reserve Fund - General	250,000.00
1825 Due From Reserve Fund - Annual Fence	372,385.33
Total Other Current Assets	\$ 689,641.89
Total Current Assets	\$ 1,807,251.05
<b>TOTAL ASSETS</b>	\$ 1,807,251.05
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	69,536.96
Total Accounts Payable	\$ 69,536.96
Other Current Liabilities	
2310 Accrued Expenses	15,339.00
2315 Accrued Salary Expense	17,184.91
2320 Payroll Liabilities	0.00
2321 CO Income Tax	2,248.00
2322 CO Paid Family and Medical Leave	255.96
2323 CO Unemployment Tax	496.84
2324 Federal Taxes (941/943/944)	-2,297.42
2325 Federal Unemployment (940)	136.78
Total 2320 Payroll Liabilities	\$ 840.16
2345 Deferred Homeowner Dues	1,012,907.25
2350 Due To Reserve Fund - General	147,728.29
2365 Due To Reserve Fund - Annual Fence	73,485.03
Total Other Current Liabilities	\$ 1,267,484.64
Total Current Liabilities	\$ 1,337,021.60
Total Liabilities	\$ 1,337,021.60
Equity	
3900 Retained Earnings	180,322.27
Net Income	289,907.18
Total Equity	\$ 470,229.45
<b>TOTAL LIABILITIES AND EQUITY</b>	\$ 1,807,251.05

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Profit and Loss

March 2024

	TOTAL
<hr/>	
Income	
4010 Single Home Dues	107,882.00
4020 Townhome Dues	3,887.25
4210 Late Fees	299.16
4230 Advertising Revenue	870.00
4250 Transfer Fees	900.00
<b>Total Income</b>	<b>\$113,838.41</b>
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GROSS PROFIT	<b>\$113,838.41</b>
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Expenses	
6000 Administrative	
6005 Salary Expense	8,574.37
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	1,341.54
6045 Insurance Expense	4,649.49
6050 Legal Expenses	2,237.00
6060 Professional Fees	123.75
6065 Software Subscriptions	2,122.41
6070 Printing and Postage Expenses	18.04
6080 Maintenance Expenses	800.00
6085 Snow Removal Expenses	210.00
6090 Office Supplies	162.59
6110 Newsletter - Printing	2,608.06
6120 Meeting Expenses	35.00
6130 Bank Service Charges	67.74
6135 Contributions/Gifts	1,013.58
<b>Total 6000 Administrative</b>	<b>25,627.57</b>
6200 Land Maintenance	
6205 Salary Expense - Land Maintenance	5,058.12
6210 Maintenance Contract	5,113.00
6215 Snow Removal Expenses - HOA	5,474.00
6220 R/M - Walkways	628.22
6240 Sprinkler Maintenance Contract	2,187.00
6245 R/M Sprinkler	2,080.00
6265 Special Projects & Repairs	140.51
6270 Land Maintenance - Misc.	75.96
<b>Total 6200 Land Maintenance</b>	<b>20,756.81</b>
6300 Pool	
6345 Telephone	177.06
<b>Total 6300 Pool</b>	<b>177.06</b>

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Profit and Loss

March 2024

	TOTAL
6400 Tennis	
6405 Salary Expense	985.00
6410 Supplies and Maintenance	1,500.00
<b>Total 6400 Tennis</b>	<b>2,485.00</b>
6500 Utilities	
6515 Gas	167.37
6520 Electric	579.31
6525 Phone - Office	143.06
6530 Trash Removal	10,380.88
<b>Total 6500 Utilities</b>	<b>11,270.62</b>
<b>Total Expenses</b>	<b>\$60,317.06</b>
<b>NET OPERATING INCOME</b>	<b>\$53,521.35</b>
Other Income	
8100 Interest Income	1,608.82
<b>Total Other Income</b>	<b>\$1,608.82</b>
<b>NET OTHER INCOME</b>	<b>\$1,608.82</b>
<b>NET INCOME</b>	<b>\$55,130.17</b>

# HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

## Actuals vs. Budget

March 2024

	Mar 2024			YTD March 2024		
	Actual	Budget	over Budget	Actual	Budget	Over(-Under) Budget
<b>Income</b>						
4010 Single Home Dues	107,882.00	108,658.00	-776.00	325,198.00	325,974.00	-776.00
4020 Townhome Dues	3,887.25	3,887.25	0.00	11,661.75	11,661.75	0.00
4030 Associate Membership Dues		394.20	-394.20	0.00	1,182.60	-1,182.60
4040 Perimeter Fence Maintenance Dues		0.00	0.00	89,800.00	89,800.00	0.00
4210 Late Fees	299.16	458.33	-159.17	299.16	1,374.99	-1,075.83
4230 Advertising Revenue	870.00	2,083.33	-1,213.33	8,560.00	6,249.99	2,310.01
4240 Pool Revenue		541.67	-541.67	0.00	1,625.01	-1,625.01
4250 Transfer Fees	900.00	1,250.00	-350.00	2,700.00	3,750.00	-1,050.00
4260 Association Fines		62.50	-62.50	450.00	187.50	262.50
4300 Other Income		183.33	-183.33	2,433.37	549.99	1,883.38
<b>Total Income</b>	<b>\$ 113,838.41</b>	<b>\$ 117,518.61</b>	<b>-\$ 3,680.20</b>	<b>\$ 441,102.28</b>	<b>\$ 442,355.83</b>	<b>-\$ 1,253.55</b>
<b>Gross Profit</b>	<b>\$ 113,838.41</b>	<b>\$ 117,518.61</b>	<b>-\$ 3,680.20</b>	<b>\$ 441,102.28</b>	<b>\$ 442,355.83</b>	<b>-\$ 1,253.55</b>
<b>Expenses</b>						
<b>6000 Administrative</b>						
6005 Salary Expense	8,574.37	7,083.33	1,491.04	26,336.07	21,249.99	5,086.08
6010 Salary Expense - Newsletter Delivery	264.00	264.58	-0.58	792.00	793.74	-1.74
6015 Architectural Control Salary Expense	1,400.00	1,545.00	-145.00	4,200.00	4,635.00	-435.00
6025 Fed and ST Unemployment Taxes (FUTA/SUTA)	0.00	112.50	-112.50	0.00	337.50	-337.50
6030 FICA/Medicare Tax - Employer	1,341.54	1,125.00	216.54	3,964.68	3,375.00	589.68
6040 Worker's Compensation		183.33	-183.33	0.00	549.99	-549.99
6045 Insurance Expense	4,649.49	5,208.33	-558.84	9,970.07	15,624.99	-5,654.92
6050 Legal Expenses	2,237.00	625.00	1,612.00	3,325.00	1,875.00	1,450.00
6055 Audit Expenses		314.58	-314.58	0.00	943.74	-943.74
6060 Professional Fees	123.75	2,000.00	-1,876.25	123.75	6,000.00	-5,876.25
6065 Software Subscriptions	2,122.41	1,166.67	955.74	3,579.19	3,500.01	79.18
6070 Printing and Postage Expenses	18.04	520.83	-502.79	3,115.76	1,562.49	1,553.27
6080 Maintenance Expenses	800.00	179.17	620.83	1,200.00	537.51	662.49
6085 Snow Removal Expenses	210.00	62.50	147.50	1,755.50	187.50	1,568.00
6090 Office Supplies	162.59	62.50	100.09	408.93	187.50	221.43
6095 Mileage Reimbursements		31.25	-31.25	0.00	93.75	-93.75
6105 Membership Fees		41.67	-41.67	0.00	125.01	-125.01
6110 Newsletter - Printing	2,608.06	1,333.33	1,274.73	3,748.19	3,999.99	-251.80
6115 Newsletter - Bags		35.83	-35.83	426.59	107.49	319.10
6120 Meeting Expenses	35.00	41.67	-6.67	250.00	125.01	124.99
6125 Social Committee Expenses		518.75	-518.75	245.27	1,556.25	-1,310.98
6130 Bank Service Charges	67.74	4.17	63.57	82.36	12.51	69.85
6135 Contributions/Gifts	1,013.58	250.00	763.58	1,013.58	750.00	263.58
6145 Miscellaneous Expenses		41.72	-41.72	213.90	125.16	88.74
<b>Total 6000 Administrative</b>	<b>\$ 25,627.57</b>	<b>\$ 22,751.71</b>	<b>\$ 2,875.86</b>	<b>\$ 64,750.84</b>	<b>\$ 68,255.13</b>	<b>-\$ 3,504.29</b>

<b>6200 Land Maintenance</b>						
6205 Salary Expense - Land Maintenance	5,058.12	4,800.00	258.12	12,138.12	14,400.00	-2,261.88
6210 Maintenance Contract	5,113.00	5,625.00	-512.00	15,339.00	16,875.00	-1,536.00
6215 Snow Removal Expenses - HOA	5,474.00	1,041.67	4,432.33	10,772.00	3,125.01	7,646.99
6220 R/M - Walkways	628.22	833.33	-205.11	1,591.36	2,499.99	-908.63
6225 R/M - Trees & Pruning		3,333.33	-3,333.33	335.00	9,999.99	-9,664.99
6230 Non-Contract Pruning & Spraying		191.67	-191.67	515.00	575.01	-60.01
6235 R/M - Sod, RR Ties, Benches		83.33	-83.33	0.00	249.99	-249.99
6240 Sprinkler Maintenance Contract	2,187.00	1,458.33	728.67	2,187.00	4,374.99	-2,187.99
6245 R/M Sprinkler	2,080.00	2,916.67	-836.67	201.97	8,750.01	-8,548.04
6250 Tree Replacement Expense		625.00	-625.00	0.00	1,875.00	-1,875.00
6255 Flower Bed Maintenance		166.67	-166.67	0.00	500.01	-500.01
6260 Fence Repair Expenses		20.83	-20.83	0.00	62.49	-62.49
6265 Special Projects & Repairs	140.51	83.33	57.18	140.51	249.99	-109.48
6270 Land Maintenance - Misc.	75.96	208.33	-132.37	416.14	624.99	-208.85
<b>Total 6200 Land Maintenance</b>	<b>\$ 20,756.81</b>	<b>\$ 21,387.49</b>	<b>-\$ 630.68</b>	<b>\$ 43,636.10</b>	<b>\$ 64,162.47</b>	<b>-\$ 20,526.37</b>
<b>6300 Pool</b>						
6305 Pool Management Contract		15,500.00	-15,500.00	0.00	46,500.00	-46,500.00
6310 Pool Supplies - Janitorial		208.33	-208.33	0.00	624.99	-624.99
6315 Pool Supplies - Chemicals		2,916.67	-2,916.67	0.00	8,750.01	-8,750.01
6320 Pool Supplies - Office		83.33	-83.33	0.00	249.99	-249.99
6325 R/M Pools		333.33	-333.33	4,288.56	999.99	3,288.57
6330 R/M Pool Buildings		458.33	-458.33	1,274.77	1,374.99	-100.22
6335 R/M Pool Equipment		666.67	-666.67	0.00	2,000.01	-2,000.01
6345 Telephone	177.06	333.33	-156.27	884.91	999.99	-115.08
6350 Pool Opening/Closing		306.25	-306.25	0.00	918.75	-918.75
6355 Bathroom Expenses		343.75	-343.75	0.00	1,031.25	-1,031.25
6360 Special Events		16.67	-16.67	0.00	50.01	-50.01
6365 Miscellaneous Pool Expenses		50.00	-50.00	0.00	150.00	-150.00
<b>Total 6300 Pool</b>	<b>\$ 177.06</b>	<b>\$ 21,216.66</b>	<b>-\$ 21,039.60</b>	<b>\$ 6,448.24</b>	<b>\$ 63,649.98</b>	<b>-\$ 57,201.74</b>
<b>6400 Tennis</b>						
6405 Salary Expense	985.00	985.00	0.00	2,955.00	2,955.00	0.00
6410 Supplies and Maintenance	1,500.00	208.33	1,291.67	1,500.00	624.99	875.01
6415 Cleaning Expenses		41.67	-41.67	0.00	125.01	-125.01
6425 Repair Expenses		83.33	-83.33	0.00	249.99	-249.99
6430 Keys/Locks		10.42	-10.42	0.00	31.26	-31.26
6435 Tennis Program Funding			0.00	475.00	0.00	475.00
<b>Total 6400 Tennis</b>	<b>\$ 2,485.00</b>	<b>\$ 1,328.75</b>	<b>\$ 1,156.25</b>	<b>\$ 4,930.00</b>	<b>\$ 3,986.25</b>	<b>\$ 943.75</b>
<b>6500 Utilities</b>						
6505 Water		9,166.67	-9,166.67	1,216.50	27,500.01	-26,283.51
6510 Sewer		916.67	-916.67	0.00	2,750.01	-2,750.01
6515 Gas	167.37	708.33	-540.96	501.51	2,124.99	-1,623.48
6520 Electric	579.31	1,125.00	-545.69	1,616.48	3,375.00	-1,758.52
6525 Phone - Office	143.06	41.67	101.39	820.98	125.01	695.97
6530 Trash Removal	10,380.88	10,208.33	172.55	30,532.00	30,624.99	-92.99
<b>Total 6500 Utilities</b>	<b>\$ 11,270.62</b>	<b>\$ 22,166.67</b>	<b>-\$ 10,896.05</b>	<b>\$ 34,687.47</b>	<b>\$ 66,500.01</b>	<b>-\$ 31,812.54</b>
<b>Total Expenses</b>	<b>\$ 60,317.06</b>	<b>\$ 88,851.28</b>	<b>-\$ 28,534.22</b>	<b>\$ 154,452.65</b>	<b>\$ 266,553.84</b>	<b>-\$ 112,101.19</b>
<b>Net Operating Income</b>	<b>\$ 53,521.35</b>	<b>\$ 28,667.33</b>	<b>\$ 24,854.02</b>	<b>\$ 286,649.63</b>	<b>\$ 175,801.99</b>	<b>\$ 110,847.64</b>

<b>Other Income</b>						
8100 Interest Income	1,608.82	416.67	1,192.15	3,257.55	1,250.01	2,007.54
<b>Total Other Income</b>	<b>\$ 1,608.82</b>	<b>\$ 416.67</b>	<b>\$ 1,192.15</b>	<b>\$ 3,257.55</b>	<b>\$ 1,250.01</b>	<b>\$ 2,007.54</b>
<b>Other Expenses</b>						
8205 Reserve Fund Contribution		29,084.00	-29,084.00	0.00	87,252.00	-87,252.00
8210 Reserve Fence Maintenance Fund		7,483.33	-7,483.33	0.00	22,449.99	-22,449.99
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 36,567.33</b>	<b>-\$ 36,567.33</b>	<b>\$ 0.00</b>	<b>\$ 109,701.99</b>	<b>-\$ 109,701.99</b>
<b>Net Other Income</b>	<b>\$ 1,608.82</b>	<b>-\$ 36,150.66</b>	<b>\$ 37,759.48</b>	<b>\$ 3,257.55</b>	<b>-\$108,451.98</b>	<b>\$ 111,709.53</b>
<b>Net Income</b>	<b>\$ 55,130.17</b>	<b>-\$ 7,483.33</b>	<b>\$ 62,613.50</b>	<b>\$ 289,907.18</b>	<b>\$ 67,350.01</b>	<b>\$ 222,557.17</b>

**Homestead in the Willows HOA Reserve**  
**Balance Sheet**  
As of March 31, 2024

	Total
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1010 First American State Bank 6761	362,856.37
<b>Total Bank Accounts</b>	<b>\$ 362,856.37</b>
Accounts Receivable	
1200 Accounts Receivable	2,059,105.57
<b>Total Accounts Receivable</b>	<b>\$ 2,059,105.57</b>
Other Current Assets	
1315 Undeposited Funds	19,633.69
1810 Due From Operating Fund - General	147,728.29
1825 Due From Operating Fund - Annual Fence	73,485.02
<b>Total Other Current Assets</b>	<b>\$ 240,847.00</b>
<b>Total Current Assets</b>	<b>\$ 2,662,808.94</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,662,808.94</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	45,877.25
<b>Total Accounts Payable</b>	<b>\$ 45,877.25</b>
Other Current Liabilities	
2205 First American St Bk - LOC 6555	235,257.40
2345 Deferred Homeowner Dues/Assessments	2,101,399.59
2347 Prepaid Fence Assessments	726,450.45
2350 Due To Operating Fund - General	250,000.00
2365 Due To HOA Operating Fund - Annual Fence	372,385.33
<b>Total Other Current Liabilities</b>	<b>\$ 3,685,492.77</b>
<b>Total Current Liabilities</b>	<b>\$ 3,731,370.02</b>
<b>Total Liabilities</b>	<b>\$ 3,731,370.02</b>
Equity	
3900 Retained Earnings	529,304.17
Net Income	-1,597,865.25
<b>Total Equity</b>	<b>-\$1,068,561.08</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,662,808.94</b>

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

		Total
Income		
Total Income		
Gross Profit	\$	0.00
Expenses		
6060 Professional Fees		0.00
6090 Business Office Expenses		5.95
6130 Bank Service Charges		25.00
6260 Perimeter Fence Expenses		1,050.00
6270 Landscape Expenses		5,353.00
6365 Pool Expenses		24,224.25
8200 Interest Expense		0.00
Total Expenses	\$	30,658.20
Net Operating Income	-\$	30,658.20
Other Income		
8100 Interest Income		2,153.82
Total Other Income	\$	2,153.82
Net Other Income	\$	2,153.82
Net Income	-\$	28,504.38