

HOMESTEAD IN THE WILLOWS HOA

Balance Sheet

As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1010 Collegiate Peaks Bank 1598	98,471.81
1020 Collegiate Peaks Bank 2103	693,531.79
Total Bank Accounts	\$792,003.60
Accounts Receivable	
1200 Accounts Receivable	5,014.94
1205 Advertising Accounts Receivable	1,927.00
Total Accounts Receivable	\$6,941.94
Other Current Assets	
1305 Prepaid Expenses	2,042.80
1310 Prepaid Insurance	29,581.16
1315 Undeposited Funds	1,552.00
1810 Due From Reserve Fund - General	250,000.00
1825 Due From Reserve Fund - Annual Fence	1,586.92
Total Other Current Assets	\$284,762.88
Total Current Assets	\$1,083,708.42
TOTAL ASSETS	\$1,083,708.42
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	19,514.66
Total Accounts Payable	\$19,514.66
Other Current Liabilities	
2315 Accrued Salary Expense	18,190.90
2320 Payroll Liabilities	0.00
2321 CO Income Tax	711.00
2322 CO Paid Family and Medical Leave	82.68
2323 CO Unemployment Tax	129.78
2324 Federal Taxes (941/943/944)	1,266.94
2325 Federal Unemployment (940)	260.89
Total 2320 Payroll Liabilities	2,451.29
2345 Deferred Homeowner Dues	562,726.25
2370 Due To Reserve Fund - Fence Assessment	2,767.95
Total Other Current Liabilities	\$586,136.39
Total Current Liabilities	\$605,651.05
Total Liabilities	\$605,651.05

HOMESTEAD IN THE WILLOWS HOA

Balance Sheet

As of July 31, 2024

	TOTAL
Equity	
3900 Retained Earnings	180,322.27
Net Income	297,735.10
Total Equity	\$478,057.37
TOTAL LIABILITIES AND EQUITY	\$1,083,708.42

HOMESTEAD IN THE WILLOWS HOA

Profit Loss

July 2024

	TOTAL	
	JUL 2024	JAN - JUL, 2024 (YTD)
Income		
4010 Single Home Dues	108,658.00	759,698.49
4020 Townhome Dues	3,887.25	27,210.75
4030 Associate Membership Dues	0.00	6,570.00
4040 Perimeter Fence Maintenance Dues	0.00	89,800.00
4210 Late Fees	0.00	1,308.65
4230 Advertising Revenue	2,655.00	23,105.00
4240 Pool Revenue	0.00	717.00
4250 Transfer Fees	1,800.00	14,400.00
4260 Association Fines	0.00	800.64
4300 Other Income	0.00	3,183.37
Total Income	\$117,000.25	\$926,793.90
GROSS PROFIT	\$117,000.25	\$926,793.90
Expenses		
6000 Administrative	0.00	0.00
6005 Salary Expense	9,422.92	65,539.88
6010 Salary Expense - Newsletter Delivery	384.00	2,088.00
6015 Architectural Control Salary Expense	1,400.00	9,800.00
6020 CO FMLI Payroll Expense	0.00	0.00
6025 Fed and ST Unemployment Taxes (FUTA/SUTA)	0.00	0.00
6030 FICA/Medicare Tax - Employer	1,378.98	10,309.90
6040 Worker's Compensation	492.00	1,475.00
6045 Insurance Expense	4,335.00	27,232.07
6050 Legal Expenses	115.00	4,463.00
6060 Professional Fees	7,850.00	28,206.25
6065 Software Subscriptions	593.92	6,219.10
6070 Printing and Postage Expenses	768.55	4,780.33
6080 Maintenance Expenses	0.00	1,200.00
6085 Snow Removal Expenses	0.00	1,933.00
6090 Office Supplies	1,018.84	904.43
6110 Newsletter - Printing	1,316.73	9,342.27
6115 Newsletter - Bags	0.00	426.59
6120 Meeting Expenses	0.00	429.28
6125 Social Committee Expenses	1,221.02	1,497.52
6130 Bank Service Charges	0.00	138.33
6135 Contributions/Gifts	0.00	4,013.58
6140 Pool/Tennis Keys	0.00	-20.00
6145 Miscellaneous Expenses	0.00	213.90
Total 6000 Administrative	30,296.96	180,192.43

HOMESTEAD IN THE WILLOWS HOA

Profit Loss

July 2024

	TOTAL	
	JUL 2024	JAN - JUL, 2024 (YTD)
6200 Land Maintenance	0.00	0.00
6205 Salary Expense - Land Maintenance	4,860.00	37,740.00
6210 Maintenance Contract	5,113.00	35,791.00
6215 Snow Removal Expenses - HOA	0.00	10,772.00
6220 R/M - Walkways	821.03	4,807.60
6225 R/M - Trees & Pruning	0.00	35,985.20
6230 Non-Contract Pruning & Spraying	0.00	1,940.00
6235 R/M - Sod, RR Ties, Benches	0.00	2,860.00
6240 Sprinkler Maintenance Contract	0.00	8,748.00
6245 R/M Sprinkler	4,991.04	13,562.89
6250 Tree Replacement Expense	0.00	8,285.00
6255 Flower Bed Maintenance	0.00	431.19
6260 Fence Repair Expenses	0.00	0.00
6265 Special Projects & Repairs	38.55	779.06
6270 Land Maintenance - Misc.	0.00	2,144.26
Total 6200 Land Maintenance	15,823.62	163,846.20
6300 Pool	0.00	0.00
6305 Pool Management Contract	37,214.52	120,914.52
6310 Pool Supplies - Janitorial	412.92	2,535.26
6315 Pool Supplies - Chemicals	4,959.09	22,461.15
6320 Pool Supplies - Office	256.99	2,343.03
6325 R/M Pools	919.06	8,493.17
6330 R/M Pool Buildings	400.00	6,710.17
6335 R/M Pool Equipment	1,570.69	14,382.45
6345 Telephone	129.64	2,091.87
6360 Special Events	837.00	837.00
Total 6300 Pool	46,699.91	180,768.62
6400 Tennis	0.00	0.00
6405 Salary Expense	985.00	6,895.00
6410 Supplies and Maintenance	0.00	2,510.15
6425 Repair Expenses	0.00	223.81
6430 Keys/Locks	0.00	500.56
6435 Tennis Program Funding	0.00	850.00
Total 6400 Tennis	985.00	10,979.52
6500 Utilities	0.00	0.00
6505 Water	0.00	25,350.90
6510 Sewer	255.35	1,021.40
6515 Gas	56.42	5,035.19
6520 Electric	667.09	6,295.89
6525 Phone - Office	-48.30	1,902.14

HOMESTEAD IN THE WILLOWS HOA

Profit Loss

July 2024

	TOTAL	
	JUL 2024	JAN - JUL, 2024 (YTD)
6530 Trash Removal	10,732.50	72,407.14
Total 6500 Utilities	11,663.06	112,012.66
Total Expenses	\$105,468.55	\$647,799.43
NET OPERATING INCOME	\$11,531.70	\$278,994.47
Other Income		
8100 Interest Income	4,401.73	18,740.63
Total Other Income	\$4,401.73	\$18,740.63
NET OTHER INCOME	\$4,401.73	\$18,740.63
NET INCOME	\$15,933.43	\$297,735.10

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Budget vs. Actuals

July 2024

	Jul 2024			
	Actual	Budget	over Budget	% of Budget
Income				
4010 Single Home Dues	108,658.00	108,658.00	0.00	100.00%
4020 Townhome Dues	3,887.25	3,887.25	0.00	100.00%
4030 Associate Membership Dues		394.20	-394.20	0.00%
4210 Late Fees		458.33	-458.33	0.00%
4230 Advertising Revenue	2,655.00	2,083.33	571.67	127.44%
4240 Pool Revenue		541.67	-541.67	0.00%
4250 Transfer Fees	1,800.00	1,250.00	550.00	144.00%
4260 Association Fines		62.50	-62.50	0.00%
4300 Other Income		183.33	-183.33	0.00%
Total Income	\$ 117,000.25	\$ 117,518.61	-\$ 518.36	99.56%
Gross Profit	\$ 117,000.25	\$ 117,518.61	-\$ 518.36	99.56%
Expenses				
6000 Administrative			0.00	
6005 Salary Expense	9,422.92	7,083.33	2,339.59	133.03%
6010 Salary Expense - Newsletter Delivery	384.00	264.58	119.42	145.14%
6015 Architectural Control Salary Expense	1,400.00	1,545.00	-145.00	90.61%
6025 Fed and ST Unemployment Taxes (FUTA/SUTA)	0.00	112.50	-112.50	0.00%
6030 FICA/Medicare Tax - Employer	1,378.98	1,125.00	253.98	122.58%
6040 Worker's Compensation	492.00	183.33	308.67	268.37%
6045 Insurance Expense	4,335.00	5,208.33	-873.33	83.23%
6050 Legal Expenses	115.00	625.00	-510.00	18.40%
6055 Audit Expenses		314.58	-314.58	0.00%
6060 Professional Fees	7,850.00	2,000.00	5,850.00	392.50%
6065 Software Subscriptions	593.92	1,166.67	-572.75	50.91%
6070 Printing and Postage Expenses	768.55	520.83	247.72	147.56%
6080 Maintenance Expenses		179.17	-179.17	0.00%
6085 Snow Removal Expenses		62.50	-62.50	0.00%
6090 Office Supplies	1,018.84	62.50	956.34	1630.14%
6095 Mileage Reimbursements		31.25	-31.25	0.00%
6105 Membership Fees		41.67	-41.67	0.00%
6110 Newsletter - Printing	1,316.73	1,333.33	-16.60	98.75%
6115 Newsletter - Bags		35.83	-35.83	0.00%
6120 Meeting Expenses		41.67	-41.67	0.00%
6125 Social Committee Expenses	1,221.02	518.75	702.27	235.38%
6130 Bank Service Charges		4.17	-4.17	0.00%
6135 Contributions/Gifts		250.00	-250.00	0.00%

6145 Miscellaneous Expenses		41.72	-41.72	0.00%
Total 6000 Administrative	\$ 30,296.96	\$ 22,751.71	\$ 7,545.25	133.16%
6200 Land Maintenance			0.00	
6205 Salary Expense - Land Maintenance	4,860.00	4,800.00	60.00	101.25%
6210 Maintenance Contract	5,113.00	5,625.00	-512.00	90.90%
6215 Snow Removal Expenses - HOA		1,041.67	-1,041.67	0.00%
6220 R/M - Walkways	821.03	833.33	-12.30	98.52%
6225 R/M - Trees & Pruning		3,333.33	-3,333.33	0.00%
6230 Non-Contract Pruning & Spraying		191.67	-191.67	0.00%
6235 R/M - Sod, RR Ties, Benches		83.33	-83.33	0.00%
6240 Sprinkler Maintenance Contract		1,458.33	-1,458.33	0.00%
6245 R/M Sprinkler	4,991.04	2,916.67	2,074.37	171.12%
6250 Tree Replacement Expense		625.00	-625.00	0.00%
6255 Flower Bed Maintenance		166.67	-166.67	0.00%
6260 Fence Repair Expenses		20.83	-20.83	0.00%
6265 Special Projects & Repairs	38.55	83.33	-44.78	46.26%
6270 Land Maintenance - Misc.		208.33	-208.33	0.00%
Total 6200 Land Maintenance	\$ 15,823.62	\$ 21,387.49	-\$ 5,563.87	73.99%
6300 Pool			0.00	
6305 Pool Management Contract	37,214.52	15,500.00	21,714.52	240.09%
6310 Pool Supplies - Janitorial	412.92	208.33	204.59	198.20%
6315 Pool Supplies - Chemicals	4,959.09	2,916.67	2,042.42	170.03%
6320 Pool Supplies - Office	256.99	83.33	173.66	308.40%
6325 R/M Pools	919.06	333.33	585.73	275.72%
6330 R/M Pool Buildings	400.00	458.33	-58.33	87.27%
6335 R/M Pool Equipment	1,570.69	666.67	904.02	235.60%
6345 Telephone	129.64	333.33	-203.69	38.89%
6350 Pool Opening/Closing		306.25	-306.25	0.00%
6355 Bathroom Expenses		343.75	-343.75	0.00%
6360 Special Events	837.00	16.67	820.33	5021.00%
6365 Miscellaneous Pool Expenses		50.00	-50.00	0.00%
Total 6300 Pool	\$ 46,699.91	\$ 21,216.66	\$ 25,483.25	220.11%
6400 Tennis			0.00	
6405 Salary Expense	985.00	985.00	0.00	100.00%
6410 Supplies and Maintenance		208.33	-208.33	0.00%
6415 Cleaning Expenses		41.67	-41.67	0.00%
6425 Repair Expenses		83.33	-83.33	0.00%
6430 Keys/Locks		10.42	-10.42	0.00%
Total 6400 Tennis	\$ 985.00	\$ 1,328.75	-\$ 343.75	74.13%
6500 Utilities			0.00	
6505 Water		9,166.67	-9,166.67	0.00%
6510 Sewer	255.35	916.67	-661.32	27.86%
6515 Gas	56.42	708.33	-651.91	7.97%
6520 Electric	667.09	1,125.00	-457.91	59.30%

6525 Phone - Office	-48.30	41.67	-89.97	-115.91%
6530 Trash Removal	10,732.50	10,208.33	524.17	105.13%
Total 6500 Utilities	<u>\$ 11,663.06</u>	<u>\$ 22,166.67</u>	<u>-\$ 10,503.61</u>	<u>52.62%</u>
Total Expenses	<u>\$ 105,468.55</u>	<u>\$ 88,851.28</u>	<u>\$ 16,617.27</u>	<u>118.70%</u>
Net Operating Income	<u>\$ 11,531.70</u>	<u>\$ 28,667.33</u>	<u>-\$ 17,135.63</u>	<u>40.23%</u>
Other Income				
8100 Interest Income	4,401.73	416.67	3,985.06	1056.41%
Total Other Income	<u>\$ 4,401.73</u>	<u>\$ 416.67</u>	<u>\$ 3,985.06</u>	<u>1056.41%</u>
Other Expenses				
8205 Reserve Fund Contribution		29,084.00	-29,084.00	0.00%
8210 Reserve Fence Maintenance Fund		7,483.33	-7,483.33	0.00%
Total Other Expenses	<u>\$ 0.00</u>	<u>\$ 36,567.33</u>	<u>-\$ 36,567.33</u>	<u>0.00%</u>
Net Other Income	<u>\$ 4,401.73</u>	<u>-\$ 36,150.66</u>	<u>\$ 40,552.39</u>	<u>-12.18%</u>
Net Income	<u>\$ 15,933.43</u>	<u>-\$ 7,483.33</u>	<u>\$ 23,416.76</u>	<u>-212.92%</u>

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Homestead in the Willows REPLACEMENT/RESERVE Fund

Balance Sheet

As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1010 First American State Bank 6761	201,775.88
Total Bank Accounts	\$201,775.88
Accounts Receivable	
1200 Accounts Receivable	1,480,192.37
Total Accounts Receivable	\$1,480,192.37
Other Current Assets	
1315 Undeposited Funds	3,985.63
1830 Due From Operating Fund - Fence Assessment	2,767.95
Total Other Current Assets	\$6,753.58
Total Current Assets	\$1,688,721.83
TOTAL ASSETS	\$1,688,721.83
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	52,338.14
Total Accounts Payable	\$52,338.14
Other Current Liabilities	
2350 Due To Operating Fund - General	251,586.92
Total Other Current Liabilities	\$251,586.92
Total Current Liabilities	\$303,925.06
Total Liabilities	\$303,925.06
Equity	
3900 Retained Earnings	529,304.17
Net Income	855,492.60
Total Equity	\$1,384,796.77
TOTAL LIABILITIES AND EQUITY	\$1,688,721.83

Homestead in the Willows REPLACEMENT/RESERVE Fund

Profit Loss

July 2024

	TOTAL
Income	
4300 Perimeter Fence Special Assmt Income	83,297.13
4600 Miscellaneous Income	100.00
Total Income	\$83,397.13
GROSS PROFIT	\$83,397.13
Expenses	
6260 Perimeter Fence Expenses	48,738.14
6270 Landscape Expenses	3,600.00
Total Expenses	\$52,338.14
NET OPERATING INCOME	\$31,058.99
Other Income	
8100 Interest Income	558.05
Total Other Income	\$558.05
NET OTHER INCOME	\$558.05
NET INCOME	\$31,617.04