

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1010 Collegiate Peaks Bank 1598	100,000.00
1020 Collegiate Peaks Bank 2103	319,337.81
Total Bank Accounts	\$419,337.81
Accounts Receivable	
1200 Accounts Receivable	-35.75
1205 Advertising Accounts Receivable	1,927.00
Total Accounts Receivable	\$1,891.25
Other Current Assets	
1305 Prepaid Expenses	11,657.63
1310 Prepaid Insurance	16,576.16
1315 Undeposited Funds	1,610.73
1810 Due From Reserve Fund - General	250,000.00
1825 Due From Reserve Fund - Annual Fence	1,586.92
Total Other Current Assets	\$281,431.44
Total Current Assets	\$702,660.50
TOTAL ASSETS	\$702,660.50
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	13,763.14
Total Accounts Payable	\$13,763.14
Other Current Liabilities	
2315 Accrued Salary Expense	15,165.67
2320 Payroll Liabilities	0.00
2321 CO Income Tax	551.00
2322 CO Paid Family and Medical Leave	65.25
2323 CO Unemployment Tax	58.48
2324 Federal Taxes (941/943/944)	368.63
2325 Federal Unemployment (940)	262.53
Total 2320 Payroll Liabilities	1,305.89
2345 Deferred Homeowner Dues	225,090.50
2370 Due To Reserve Fund - Fence Assessment	5,351.28
Total Other Current Liabilities	\$246,913.34
Total Current Liabilities	\$260,676.48
Total Liabilities	\$260,676.48

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Balance Sheet

As of October 31, 2024

	TOTAL
Equity	
3900 Retained Earnings	180,322.27
Net Income	261,661.75
Total Equity	\$441,984.02
TOTAL LIABILITIES AND EQUITY	\$702,660.50

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Profit and Loss

January - October, 2024

	TOTAL
Income	
4010 Single Home Dues	1,085,672.49
4020 Townhome Dues	38,872.50
4030 Associate Membership Dues	6,570.00
4040 Perimeter Fence Maintenance Dues	89,800.00
4210 Late Fees	1,333.65
4230 Advertising Revenue	26,785.00
4240 Pool Revenue	455.96
4250 Transfer Fees	19,800.00
4260 Association Fines	959.37
4300 Other Income	3,683.37
Total Income	\$1,273,932.34
GROSS PROFIT	
	\$1,273,932.34
Expenses	
6000 Administrative	
6005 Salary Expense	90,115.10
6010 Salary Expense - Newsletter Delivery	2,568.00
6015 Architectural Control Salary Expense	14,030.23
6030 FICA/Medicare Tax - Employer	13,907.38
6040 Worker's Compensation	2,459.00
6045 Insurance Expense	40,237.07
6050 Legal Expenses	8,298.00
6060 Professional Fees	28,206.25
6065 Software Subscriptions	10,230.18
6070 Printing and Postage Expenses	6,459.68
6080 Maintenance Expenses	8,839.38
6085 Snow Removal Expenses	1,933.00
6090 Office Supplies	2,316.42
6100 Bad Debt Expense	425.00
6110 Newsletter - Printing	13,189.39
6115 Newsletter - Bags	426.59
6120 Meeting Expenses	429.28
6125 Social Committee Expenses	3,748.89
6130 Bank Service Charges	138.33
6135 Contributions/Gifts	4,013.58
6140 Pool/Tennis Keys	-20.00
6145 Miscellaneous Expenses	213.90
Total 6000 Administrative	252,164.65

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Profit and Loss

January - October, 2024

	TOTAL
6200 Land Maintenance	
6205 Salary Expense - Land Maintenance	50,340.00
6210 Maintenance Contract	51,130.00
6215 Snow Removal Expenses - HOA	10,772.00
6220 R/M - Walkways	8,690.00
6225 R/M - Trees & Pruning	36,585.20
6230 Non-Contract Pruning & Spraying	2,190.00
6235 R/M - Sod, RR Ties, Benches	5,128.19
6240 Sprinkler Maintenance Contract	13,122.00
6245 R/M Sprinkler	40,255.75
6250 Tree Replacement Expense	8,285.00
6255 Flower Bed Maintenance	431.19
6260 Fence Repair Expenses	-6.17
6265 Special Projects & Repairs	779.06
6270 Land Maintenance - Misc.	2,492.20
Total 6200 Land Maintenance	230,194.42
6300 Pool	
6305 Pool Management Contract	186,014.52
6310 Pool Supplies - Janitorial	2,591.58
6315 Pool Supplies - Chemicals	38,134.19
6320 Pool Supplies - Office	2,524.29
6325 R/M Pools	11,002.37
6330 R/M Pool Buildings	1,804.52
6335 R/M Pool Equipment	15,067.52
6345 Telephone	2,351.17
6350 Pool Opening/Closing	4,793.58
6360 Special Events	1,132.00
6365 Miscellaneous Pool Expenses	2,920.00
Total 6300 Pool	268,335.74
6400 Tennis	
6405 Salary Expense	9,850.00
6410 Supplies and Maintenance	2,526.13
6425 Repair Expenses	223.81
6430 Keys/Locks	500.56
6435 Tennis Program Funding	850.00
6440 Miscellaneous Tennis Expenses	1,000.00
Total 6400 Tennis	14,950.50
6500 Utilities	
6505 Water	139,262.26
6510 Sewer	1,787.45
6515 Gas	14,713.30
6520 Electric	11,020.41

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Profit and Loss

January - October, 2024

	TOTAL
6525 Phone - Office	1,939.21
6530 Trash Removal	103,678.23
Total 6500 Utilities	272,400.86
Total Expenses	\$1,038,046.17
NET OPERATING INCOME	\$235,886.17
Other Income	
8100 Interest Income	25,775.58
Total Other Income	\$25,775.58
NET OTHER INCOME	\$25,775.58
NET INCOME	\$261,661.75

Budget vs. Actuals_Budget_FY24_P&L_Report

January 1-October 31, 2024

Account	Total	
	Actual	Budget
Income		
4010 Single Home Dues	\$ 1,085,672.49	\$ 1,086,580.00
4020 Townhome Dues	\$ 38,872.50	\$ 38,872.50
4030 Associate Membership Dues	\$ 6,570.00	\$ 3,942.00
4040 Perimeter Fence Maintenance Dues	\$ 89,800.00	\$ 89,800.00
4210 Late Fees	\$ 1,333.65	\$ 4,583.30
4230 Advertising Revenue	\$ 26,785.00	\$ 20,833.30
4240 Pool Revenue	\$ 455.96	\$ 5,416.70
4250 Transfer Fees	\$ 19,800.00	\$ 12,500.00
4260 Association Fines	\$ 959.37	\$ 625.00
4300 Other Income	\$ 3,683.37	\$ 1,833.30
Total for Income	\$ 1,273,932.34	\$ 1,264,986.10
Cost of Goods Sold	\$ 0.00	\$ 0.00
Gross Profit	\$ 1,273,932.34	\$ 1,264,986.10
Expenses		
6000 Administrative	\$ 0.00	\$ 0.00
6005 Salary Expense	\$ 90,115.10	\$ 70,833.30
6010 Salary Expense - Newsletter Delivery	\$ 2,568.00	\$ 2,645.80
6015 Architectural Control Salary Expense	\$ 14,030.23	\$ 15,450.00
6030 FICA/Medicare Tax - Employer	\$ 13,907.38	\$ 11,250.00
6040 Worker's Compensation	\$ 2,459.00	\$ 1,833.30
6045 Insurance Expense	\$ 40,237.07	\$ 52,083.30
6050 Legal Expenses	\$ 8,298.00	\$ 6,250.00
6060 Professional Fees	\$ 28,206.25	\$ 20,000.00
6065 Software Subscriptions	\$ 10,230.18	\$ 11,666.70
6070 Printing and Postage Expenses	\$ 6,459.68	\$ 5,208.30
6080 Maintenance Expenses	\$ 8,839.38	\$ 1,791.70
6085 Snow Removal Expenses	\$ 1,933.00	\$ 625.00
6090 Office Supplies	\$ 2,316.42	\$ 625.00
6100 Bad Debt Expense	\$ 425.00	\$ 0.00
6110 Newsletter - Printing	\$ 13,189.39	\$ 13,333.30
6115 Newsletter - Bags	\$ 426.59	\$ 358.30
6120 Meeting Expenses	\$ 429.28	\$ 416.70
6125 Social Committee Expenses	\$ 3,748.89	\$ 5,187.50
6130 Bank Service Charges	\$ 138.33	\$ 41.70
6135 Contributions/Gifts	\$ 4,013.58	\$ 2,500.00
6140 Pool/Tennis Keys	-\$ 20.00	\$ 0.00
6145 Miscellaneous Expenses	\$ 213.90	\$ 417.20

(FUTA/SUTA)	\$	0.00 \$	1,125.00
6055 Audit Expenses	\$	0.00 \$	3,145.80
6095 Mileage Reimbursements	\$	0.00 \$	312.50
6105 Membership Fees	\$	0.00 \$	416.70
Total for 6000 Administrative	\$	252,164.65 \$	227,517.10
6200 Land Maintenance	\$	0.00 \$	0.00
6205 Salary Expense - Land Maintenance	\$	50,340.00 \$	48,000.00
6210 Maintenance Contract	\$	51,130.00 \$	56,250.00
6215 Snow Removal Expenses - HOA	\$	10,772.00 \$	10,416.70
6220 R/M - Walkways	\$	8,690.00 \$	8,333.30
6225 R/M - Trees & Pruning	\$	36,585.20 \$	33,333.30
6230 Non-Contract Pruning & Spraying	\$	2,190.00 \$	1,916.70
6235 R/M - Sod, RR Ties, Benches	\$	5,128.19 \$	833.30
6240 Sprinkler Maintenance Contract	\$	13,122.00 \$	14,583.30
6245 R/M Sprinkler	\$	40,255.75 \$	29,166.70
6250 Tree Replacement Expense	\$	8,285.00 \$	6,250.00
6255 Flower Bed Maintenance	\$	431.19 \$	1,666.70
6260 Fence Repair Expenses	-\$	6.17 \$	208.30
6265 Special Projects & Repairs	\$	779.06 \$	833.30
6270 Land Maintenance - Misc.	\$	2,492.20 \$	2,083.30
Total for 6200 Land Maintenance	\$	230,194.42 \$	213,874.90
6300 Pool	\$	0.00 \$	0.00
6305 Pool Management Contract	\$	186,014.52 \$	155,000.00
6310 Pool Supplies - Janitorial	\$	2,591.58 \$	2,083.30
6315 Pool Supplies - Chemicals	\$	38,134.19 \$	29,166.70
6320 Pool Supplies - Office	\$	2,524.29 \$	833.30
6325 R/M Pools	\$	11,002.37 \$	3,333.30
6330 R/M Pool Buildings	\$	1,804.52 \$	4,583.30
6335 R/M Pool Equipment	\$	15,067.52 \$	6,666.70
6345 Telephone	\$	2,351.17 \$	3,333.30
6350 Pool Opening/Closing	\$	4,793.58 \$	3,062.50
6360 Special Events	\$	1,132.00 \$	166.70
6365 Miscellaneous Pool Expenses	\$	2,920.00 \$	500.00
6355 Bathroom Expenses	\$	0.00 \$	3,437.50
Total for 6300 Pool	\$	268,335.74 \$	212,166.60
6400 Tennis	\$	0.00 \$	0.00
6405 Salary Expense	\$	9,850.00 \$	9,850.00
6410 Supplies and Maintenance	\$	2,526.13 \$	2,083.30
6425 Repair Expenses	\$	223.81 \$	833.30
6430 Keys/Locks	\$	500.56 \$	104.20
6435 Tennis Program Funding	\$	850.00 \$	0.00
6440 Miscellaneous Tennis Expenses	\$	1,000.00 \$	0.00
6415 Cleaning Expenses	\$	0.00 \$	416.70

Total for 6400 Tennis	\$	14,950.50	\$	13,287.50
6500 Utilities	\$	0.00	\$	0.00
6505 Water	\$	139,262.26	\$	91,666.70
6510 Sewer	\$	1,787.45	\$	9,166.70
6515 Gas	\$	14,713.30	\$	7,083.30
6520 Electric	\$	11,020.41	\$	11,250.00
6525 Phone - Office	\$	1,939.21	\$	416.70
6530 Trash Removal	\$	103,678.23	\$	102,083.30
Total for 6500 Utilities	\$	272,400.86	\$	221,666.70
Total for Expenses	\$	1,038,046.17	\$	888,512.80
Net Operating Income	\$	235,886.17	\$	376,473.30
Other Income				
8100 Interest Income	\$	25,775.58	\$	4,166.70
Total for Other Income	\$	25,775.58	\$	4,166.70
Other Expenses				
8205 Reserve Fund Contribution	\$	0.00	\$	290,840.00
8210 Reserve Fence Maintenance Fund	\$	0.00	\$	74,833.30
Total for Other Expenses	\$	0.00	\$	365,673.30
Net Other Income	\$	25,775.58	-\$	361,506.60
Net Income	\$	261,661.75	\$	14,966.70

Homestead in the Willows HOA Reserve

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1010 First American State Bank 6761	291,626.57
Total Bank Accounts	\$291,626.57
Accounts Receivable	
1200 Accounts Receivable	1,290,730.37
Total Accounts Receivable	\$1,290,730.37
Other Current Assets	
1315 Undeposited Funds	2,952.31
1830 Due From Operating Fund - Fence Assessment	5,351.28
Total Other Current Assets	\$8,303.59
Total Current Assets	\$1,590,660.53
TOTAL ASSETS	\$1,590,660.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2350 Due To Operating Fund - General	251,586.92
Total Other Current Liabilities	\$251,586.92
Total Current Liabilities	\$251,586.92
Total Liabilities	\$251,586.92
Equity	
3900 Retained Earnings	529,304.17
Net Income	809,769.44
Total Equity	\$1,339,073.61
TOTAL LIABILITIES AND EQUITY	\$1,590,660.53

Homestead in the Willows HOA Reserve

Profit and Loss

January - October, 2024

	TOTAL
Income	
4300 Perimeter Fence Special Assmt Income	2,783,800.00
4600 Miscellaneous Income	373.63
Total Income	\$2,784,173.63
GROSS PROFIT	\$2,784,173.63
Expenses	
6060 Professional Fees	45,052.50
6090 Business Office Expenses	108,563.24
6130 Bank Service Charges	170.24
6260 Perimeter Fence Expenses	1,619,847.11
6270 Landscape Expenses	53,030.94
6365 Pool Expenses	121,342.85
6440 Tennis Expenses	32,978.00
8200 Interest Expense	5,132.71
Total Expenses	\$1,986,117.59
NET OPERATING INCOME	\$798,056.04
Other Income	
8100 Interest Income	11,713.40
Total Other Income	\$11,713.40
NET OTHER INCOME	\$11,713.40
NET INCOME	\$809,769.44