

Homestead in the Willows Homeowners Association
Financial Statement Notes and Supplementary Information
AUGUST 2025

Operating Account

The cash balance in the Operating Fund Bank Accounts is \$939,241.93 as of August 31, 2025. These monies are used to pay the regular operating expenses of the Association and to provide cash flow and administer payments for the Reserve Fund.

Operating fund gross revenues totaled \$3,222.00 during August 2025.

Operating Fund ordinary expenses totaled \$109,941.22 during August 2025.

Reports:

P&L for month and YTD

Balance Sheet

Budget vs Actual

Reserve Fund

The cash balance in the Reserve Fund Bank Account is \$491,535.53 as of August 2025. These monies are used to pay the regular operating expenses of the Association and to provide cash flow and administer payments for the Reserve Fund.

Reports:

P&L for month and YTD

Balance Sheet

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN

Profit and Loss

January - August, 2025

| | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Total |
|---|------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------------|
| Income | | | | | | | | | |
| 4010 Single Home Dues | 1,477,210.00 | 0.00 | 2,110.63 | | | | | | 1,479,320.63 |
| 4020 Townhome Dues | 47,073.00 | 663.00 | -663.00 | | | | | | 47,073.00 |
| 4030 Associate Membership Dues | | | | 663.00 | 1,726.00 | 1,989.00 | | | 4,378.00 |
| 4210 Late Fees | | | 1,413.60 | 225.00 | 125.00 | 50.00 | | | 1,813.60 |
| 4230 Advertising Revenue | 3,670.00 | 1,459.00 | 3,608.00 | 1,819.00 | 4,874.00 | 960.00 | 2,596.00 | 1,752.00 | 20,738.00 |
| 4240 Pool Revenue | | | | | 20.00 | 400.00 | 40.00 | 20.00 | 480.00 |
| 4250 Transfer Fees | | 600.00 | 3,000.00 | 1,200.00 | 3,000.00 | 3,000.00 | 6,600.00 | 1,200.00 | 18,600.00 |
| 4260 Association Fines | 500.00 | | | | | | | | 500.00 |
| 4300 Other Income | | 250.00 | | | 250.00 | | | 250.00 | 750.00 |
| Total Income | \$ 1,528,453.00 | \$ 2,972.00 | \$ 9,469.23 | \$ 3,907.00 | \$ 9,995.00 | \$ 6,399.00 | \$ 9,236.00 | \$ 3,222.00 | \$ 1,573,653.23 |
| Gross Profit | \$ 1,528,453.00 | \$ 2,972.00 | \$ 9,469.23 | \$ 3,907.00 | \$ 9,995.00 | \$ 6,399.00 | \$ 9,236.00 | \$ 3,222.00 | \$ 1,573,653.23 |
| Expenses | | | | | | | | | |
| 6000 Administrative | | | | | | | | | 0.00 |
| 6005 Salary Expense | -1,583.63 | 7,186.78 | 7,727.93 | 8,225.78 | 7,461.58 | 8,446.67 | 7,293.12 | 6,240.47 | 50,998.70 |
| 6010 Salary Expense - Newsletter Delivery | 240.00 | 480.00 | | 240.00 | 240.00 | 240.00 | 240.00 | 240.00 | 1,920.00 |
| 6015 Architectural Control Salary Expense | 1,583.63 | 3,513.60 | 3,694.50 | 4,029.50 | 3,942.40 | 4,404.70 | 4,846.90 | 4,123.30 | 30,138.53 |
| 6030 FICA/Medicare Tax - Employer | 11.21 | 1,401.21 | 1,437.72 | 1,617.81 | 1,623.53 | 2,107.30 | 1,595.41 | 1,242.60 | 11,036.79 |
| 6040 Worker's Compensation | | | 512.00 | -95.00 | | 514.00 | 514.00 | 514.00 | 1,959.00 |
| 6045 Insurance Expense | | 80,651.00 | | | | | | | 80,651.00 |
| 6050 Legal Expenses | 5,254.00 | 2,524.00 | -418.50 | | 766.50 | 131.50 | 0.00 | 2,117.50 | 10,375.00 |
| 6055 Audit Expenses | 3,800.00 | | | 4,050.00 | | | | | 7,850.00 |
| 6060 Professional Fees | 210.00 | 765.00 | 1,256.25 | 975.00 | 1,012.50 | 1,125.00 | 881.25 | 937.50 | 7,162.50 |
| 6065 Software Subscriptions | 1,090.85 | 1,080.47 | 797.30 | 1,170.25 | 816.11 | 723.16 | 709.73 | 1,191.00 | 7,578.87 |
| 6070 Printing and Postage Expenses | 1,580.43 | 171.77 | 253.61 | 669.28 | 527.05 | 983.69 | 469.65 | 300.44 | 4,955.92 |
| 6080 Maintenance Expenses | | | 800.00 | 354.45 | 1,450.00 | 550.00 | | | 3,154.45 |
| 6085 Snow Removal Expenses | 924.00 | 462.00 | | | | | | | 1,386.00 |
| 6090 Office Supplies | 135.12 | 9.99 | 80.44 | 73.02 | 802.97 | 166.91 | | 33.74 | 1,302.19 |
| 6100 Bad Debt Expense | | | -239.54 | | 3,222.00 | | | | 2,982.46 |
| 6105 Membership Fees | 320.00 | | | | | | | | 320.00 |
| 6110 Newsletter - Printing | 3,654.32 | | | 2,771.62 | 1,385.81 | 1,294.04 | 1,385.81 | 1,385.81 | 11,877.41 |

| | | | | | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| 6115 Newsletter - Bags | | | 426.59 | | | | | | 426.59 |
| 6120 Meeting Expenses | | | 96.84 | 122.50 | | | | | 219.34 |
| 6125 Social Committee Expenses | -401.56 | | 1,600.00 | | -1,000.00 | 300.00 | 894.19 | 2,074.47 | 3,467.10 |
| 6130 Bank Service Charges | 40.00 | 17.49 | 29.83 | | | | | 0.00 | 87.32 |
| 6135 Contributions/Gifts | 3,000.00 | | 931.49 | 822.50 | | | | | 4,753.99 |
| 6140 Pool/Tennis Keys | | | | | | -20.00 | | -200.00 | -220.00 |
| 6145 Miscellaneous Expenses | 141.62 | | 2,449.00 | 11.00 | | | 496.35 | | 3,097.97 |
| Total 6000 Administrative | \$ 19,999.99 | \$ 98,263.31 | \$ 21,435.46 | \$ 25,037.71 | \$ 22,250.45 | \$ 20,966.97 | \$ 19,326.41 | \$ 20,200.83 | \$ 247,481.13 |
| 6200 Land Maintenance | | | | | | 237.42 | | | 237.42 |
| 6205 Salary Expense - Land Maintenance | 0.00 | 3,460.00 | 3,460.00 | 4,660.00 | 5,860.00 | 5,500.00 | 5,620.00 | 3,460.00 | 32,020.00 |
| 6210 Maintenance Contract | 5,231.00 | 5,231.00 | 5,231.00 | 5,231.00 | 5,231.00 | 5,231.00 | 5,231.00 | 10,462.00 | 41,848.00 |
| 6215 Snow Removal Expenses - HOA | 1,580.00 | | 1,735.00 | | | | | | 3,315.00 |
| 6220 R/M - Walkways | 1,237.10 | 591.11 | 937.36 | 1,830.00 | 821.03 | 753.15 | 874.41 | 926.03 | 7,970.19 |
| 6225 R/M - Trees & Pruning | 380.00 | | | 22,074.00 | | 3,720.00 | | | 26,174.00 |
| 6230 Non-Contract Pruning & Spraying | | 1,250.00 | | 1,090.00 | | | | 520.00 | 2,860.00 |
| 6240 Sprinkler Maintenance Contract | | | | 2,449.00 | 2,449.00 | 2,449.00 | 2,449.00 | 2,449.00 | 12,245.00 |
| 6245 R/M Sprinkler | 440.00 | | | 3,751.83 | 203.17 | 12,717.90 | 21,503.83 | 668.20 | 39,284.93 |
| 6250 Tree Replacement Expense | | | | | 8,938.20 | 3,492.00 | | | 12,430.20 |
| 6255 Flower Bed Maintenance | 227.50 | | | | | | | | 227.50 |
| 6260 Fence Repair Expenses | | | | | | 1,440.00 | | | 1,440.00 |
| 6265 Special Projects & Repairs | | | | 700.00 | | 396.26 | | | 1,096.26 |
| 6270 Land Maintenance - Misc. | 112.19 | 369.34 | 102.06 | 595.10 | 144.89 | 109.81 | 108.26 | 105.16 | 1,646.81 |
| Total 6200 Land Maintenance | \$ 9,207.79 | \$ 10,901.45 | \$ 11,465.42 | \$ 42,380.93 | \$ 18,416.29 | \$ 36,046.54 | \$ 35,786.50 | \$ 18,590.39 | \$ 182,795.31 |
| 6300 Pool | | | | | | | | | 0.00 |
| 6305 Pool Management Contract | | | | 10,200.00 | 40,800.00 | 40,800.00 | 40,800.00 | 40,800.00 | 173,400.00 |
| 6310 Pool Supplies - Janitorial | | | | 63.81 | | 497.63 | 270.74 | 132.70 | 964.88 |
| 6315 Pool Supplies - Chemicals | | | | | 4,461.68 | 9,065.32 | 9,678.85 | 5,095.69 | 28,301.54 |
| 6320 Pool Supplies - Office | | | | | 256.29 | 577.85 | 719.41 | 61.19 | 1,614.74 |
| 6325 R/M Pools | | | | | 901.18 | 440.26 | 574.20 | | 1,915.64 |
| 6330 R/M Pool Buildings | | 286.53 | | 890.79 | 7,948.61 | 5,016.17 | 2,047.20 | 1,803.59 | 17,992.89 |
| 6335 R/M Pool Equipment | | | | | | 894.25 | 1,759.93 | 1,173.31 | 3,827.49 |
| 6345 Telephone | | 270.08 | 129.55 | | | | | | 399.63 |
| 6350 Pool Opening/Closing | | | | 225.00 | | | | 3,410.16 | 3,635.16 |
| 6355 Bathroom Expenses | | | | 1,280.00 | 965.00 | | | | 2,245.00 |
| 6360 Special Events | | | | | | | 1,064.00 | | 1,064.00 |

| | | | | | | | | | | | | | | | | | | |
|-------------------------------|----|--------------|-----|------------|-----|-----------|-----|-----------|-----|------------|-----|------------|-----|------------|-----|------------|----|------------|
| Total 6300 Pool | \$ | 0.00 | \$ | 556.61 | \$ | 129.55 | \$ | 12,659.60 | \$ | 55,332.76 | \$ | 57,291.48 | \$ | 56,914.33 | \$ | 52,476.64 | \$ | 235,360.97 |
| 6400 Tennis | | | | | | | | | | | | | | | | | | 0.00 |
| 6405 Salary Expense | | 0.00 | | 1,013.33 | | 1,055.00 | | 1,055.00 | | 1,055.00 | | 1,055.00 | | 1,055.00 | | 1,055.00 | | 7,343.33 |
| 6410 Supplies and Maintenance | | | | | | 1,173.34 | | 17.11 | | 75.30 | | 232.38 | | 953.08 | | 14.53 | | 2,465.74 |
| 6425 Repair Expenses | | | | | | | | | | | | 165.00 | | | | | | 165.00 |
| 6430 Keys/Locks | | | | | | 109.94 | | | | 183.18 | | | | 27.43 | | | | 320.55 |
| 6435 Tennis Program Funding | | 1,325.00 | | 1,195.00 | | | | | | | | | | 1,000.00 | | | | 3,520.00 |
| Total 6400 Tennis | \$ | 1,325.00 | \$ | 2,208.33 | \$ | 2,338.28 | \$ | 1,072.11 | \$ | 1,313.48 | \$ | 1,452.38 | \$ | 3,035.51 | \$ | 1,069.53 | \$ | 13,814.62 |
| 6500 Utilities | | | | | | | | | | | | | | 9,729.18 | | | | 9,729.18 |
| 6505 Water | | 1,070.61 | | | | 1,652.73 | | | | 23,305.55 | | | | 50,325.26 | | | | 76,354.15 |
| 6510 Sewer | | 7,886.44 | | | | 3,235.02 | | | | | | | | | | | | 11,121.46 |
| 6515 Gas | | 167.67 | | 173.91 | | 174.78 | | 174.78 | | 185.78 | | 3,341.17 | | 3,650.69 | | 2,530.75 | | 10,399.53 |
| 6520 Electric | | 518.94 | | 594.27 | | 622.54 | | 549.53 | | 791.75 | | 1,490.33 | | 1,998.43 | | 2,018.47 | | 8,584.26 |
| 6525 Phone - Office | | 129.55 | | | | | | | | 129.55 | | 129.65 | | 129.64 | | 129.66 | | 648.05 |
| 6530 Trash Removal | | 10,506.60 | | 12,796.50 | | 12,831.50 | | 12,796.50 | | 12,796.50 | | 12,796.50 | | 12,924.95 | | 12,924.95 | | 100,374.00 |
| Total 6500 Utilities | \$ | 20,279.81 | \$ | 13,564.68 | \$ | 18,516.57 | \$ | 13,520.81 | \$ | 37,209.13 | \$ | 17,757.65 | \$ | 78,758.15 | \$ | 17,603.83 | \$ | 217,210.63 |
| Total Expenses | \$ | 50,812.59 | \$ | 125,494.38 | \$ | 53,885.28 | \$ | 94,671.16 | \$ | 134,522.11 | \$ | 133,515.02 | \$ | 193,820.90 | \$ | 109,941.22 | \$ | 896,662.66 |
| Net Operating Income | \$ | 1,477,640.41 | -\$ | 122,522.38 | -\$ | 44,416.05 | -\$ | 90,764.16 | -\$ | 124,527.11 | -\$ | 127,116.02 | -\$ | 184,584.90 | -\$ | 106,719.22 | \$ | 676,990.57 |
| Other Income | | | | | | | | | | | | | | | | | | |
| 8100 Interest Income | | 190.08 | | 1,449.87 | | 2,086.91 | | 4,550.44 | | 4,327.49 | | 4,244.66 | | 3,737.18 | | 3,437.50 | | 24,024.13 |
| 8105 Insurance Claim Proceeds | | | | | | | | | | 480.00 | | | | | | | | 480.00 |
| Total Other Income | \$ | 190.08 | \$ | 1,449.87 | \$ | 2,086.91 | \$ | 4,550.44 | \$ | 4,807.49 | \$ | 4,244.66 | \$ | 3,737.18 | \$ | 3,437.50 | \$ | 24,504.13 |
| Net Other Income | \$ | 190.08 | \$ | 1,449.87 | \$ | 2,086.91 | \$ | 4,550.44 | \$ | 4,807.49 | \$ | 4,244.66 | \$ | 3,737.18 | \$ | 3,437.50 | \$ | 24,504.13 |
| Net Income | \$ | 1,477,830.49 | -\$ | 121,072.51 | -\$ | 42,329.14 | -\$ | 86,213.72 | -\$ | 119,719.62 | -\$ | 122,871.36 | -\$ | 180,847.72 | -\$ | 103,281.72 | \$ | 701,494.70 |

Balance Sheet
HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN
As of August 31, 2025

| Distribution account | Total |
|---|---------------------|
| Assets | |
| Current Assets | |
| Bank Accounts | |
| 1005 CSB - Operating BOK 8701 | |
| 1010 Collegiate Peaks Bank 1598 | 100,000.00 |
| 1020 Collegiate Peaks Bank 2103 | 831,877.87 |
| 1090 Petty Cash - Administrative | |
| 1095 Petty Cash - Tennis | |
| 1100 Bill.com Money Out Clearing | 7,364.06 |
| Total for Bank Accounts | \$939,241.93 |
| Accounts Receivable | |
| 1200 Accounts Receivable | 7,815.02 |
| 1205 Advertising Accounts Receivable | 1,927.00 |
| 1210 Allowance For Doubtful Accounts | |
| Total for Accounts Receivable | \$9,742.02 |
| Other Current Assets | |
| 1305 Prepaid Expenses | 11,272.65 |
| 1310 Prepaid Insurance | 13,068.20 |
| 1315 Undeposited Funds | 285.55 |
| 1810 Due From Reserve Fund - General | |
| 1815 Due From Reserve Fund - Pool | |
| 1820 Due From Reserve Fund - Tennis | 3,960.00 |
| 1825 Due From Reserve Fund - Annual Fence | |
| Total for Other Current Assets | \$28,586.40 |
| Total for Current Assets | \$977,570.35 |
| Fixed Assets | |
| Other Assets | |
| Total for Assets | \$977,570.35 |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 Accounts Payable | 96,287.19 |
| Total for Accounts Payable | \$96,287.19 |
| Credit Cards | |
| Other Current Liabilities | |
| 2310 Accrued Expenses | |
| 2315 Accrued Salary Expense | |

| | |
|--|----------------------------|
| 2320 Payroll Liabilities | 0.03 |
| 2321 CO Income Tax | |
| 2322 CO Paid Family and Medical Leave | -0.01 |
| 2323 CO Unemployment Tax | -0.02 |
| 2324 Federal Taxes (941/943/944) | -2,418.52 |
| 2325 Federal Unemployment (940) | -40.49 |
| Total for 2320 Payroll Liabilities | <u>-\$2,459.01</u> |
| 2330 Income Taxes Payable | |
| 2337 Prepaid HOA Dues | |
| 2340 Deferred Swim Club Rental Revenue | |
| 2345 Deferred Homeowner Dues | |
| 2350 Due To Reserve Fund - General | |
| 2365 Due To Reserve Fund - Annual Fence | |
| 2370 Due To Reserve Fund - Fence Assessment | 1,924.97 |
| Direct Deposit Payable | |
| Total for Other Current Liabilities | <u>-\$534.04</u> |
| Total for Current Liabilities | <u>\$95,753.15</u> |
| Long-term Liabilities | |
| Total for Liabilities | <u>\$95,753.15</u> |
| Equity | |
| 3505 Distributions to Reserve Fund - General | |
| 3900 Retained Earnings | 180,322.50 |
| Net Income | 701,494.70 |
| Total for Equity | <u>\$881,817.20</u> |
| Total for Liabilities and Equity | <u>\$977,570.35</u> |

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN
Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L
 January - August, 2025

| | Aug 2025 | | | | Total | | | |
|--|---------------------|---------------------|---------------------|----------------|------------------------|------------------------|---------------------|----------------|
| | Actual | Budget | over Budget | % of Budget | Actual | Budget | over Budget | % of Budget |
| Income | | | | | | | | |
| 4010 Single Home Dues | | 0.00 | 0.00 | | 1,479,320.63 | 1,477,203.00 | 2,117.63 | 100.14% |
| 4020 Townhome Dues | | 0.00 | 0.00 | | 47,073.00 | 47,000.00 | 73.00 | 100.16% |
| 4030 Associate Membership Dues | | 0.00 | 0.00 | | 4,378.00 | 6,500.00 | -2,122.00 | 67.35% |
| 4210 Late Fees | | 0.00 | 0.00 | | 1,813.60 | 1,250.00 | 563.60 | 145.09% |
| 4230 Advertising Revenue | 1,752.00 | 2,085.00 | -333.00 | 84.03% | 20,738.00 | 17,876.00 | 2,862.00 | 116.01% |
| 4240 Pool Revenue | 20.00 | 0.00 | 20.00 | | 480.00 | 0.00 | 480.00 | |
| 4250 Transfer Fees | 1,200.00 | 2,400.00 | -1,200.00 | 50.00% | 18,600.00 | 13,800.00 | 4,800.00 | 134.78% |
| 4260 Association Fines | | 0.00 | 0.00 | | 500.00 | 0.00 | 500.00 | |
| 4270 Tree Replacement Fund | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 4300 Other Income | 250.00 | 200.00 | 50.00 | 125.00% | 750.00 | 890.00 | -140.00 | 84.27% |
| Total Income | \$ 3,222.00 | \$ 4,685.00 | -\$ 1,463.00 | 68.77% | \$ 1,573,653.23 | \$ 1,564,519.00 | \$ 9,134.23 | 100.58% |
| Gross Profit | \$ 3,222.00 | \$ 4,685.00 | -\$ 1,463.00 | 68.77% | \$ 1,573,653.23 | \$ 1,564,519.00 | \$ 9,134.23 | 100.58% |
| Expenses | | | | | | | | |
| 6000 Administrative | | | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6005 Salary Expense | 6,240.47 | 7,083.00 | -842.53 | 88.10% | 50,998.70 | 56,668.00 | -5,669.30 | 90.00% |
| 6010 Salary Expense - Newsletter Delivery | 240.00 | 240.00 | 0.00 | 100.00% | 1,920.00 | 1,920.00 | 0.00 | 100.00% |
| 6015 Architectural Control Salary Expense | 4,123.30 | 3,930.00 | 193.30 | 104.92% | 30,138.53 | 31,430.00 | -1,291.47 | 95.89% |
| 6020 CO FMLI Payroll Expense | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6025 Fed and ST Unemployment Taxes (FUTA/SUTA) | | 41.62 | -41.62 | 0.00% | 0.00 | 333.31 | -333.31 | 0.00% |
| 6030 FICA/Medicare Tax - Employer | 1,242.60 | 1,483.33 | -240.73 | 83.77% | 11,036.79 | 11,866.68 | -829.89 | 93.01% |
| 6035 Income Tax Expense | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6040 Worker's Compensation | 514.00 | 440.00 | 74.00 | 116.82% | 1,959.00 | 1,760.00 | 199.00 | 111.31% |
| 6045 Insurance Expense | | 0.00 | 0.00 | | 80,651.00 | 59,500.00 | 21,151.00 | 135.55% |
| 6050 Legal Expenses | 2,117.50 | 580.00 | 1,537.50 | 365.09% | 10,375.00 | 5,705.00 | 4,670.00 | 181.86% |
| 6055 Audit Expenses | | 0.00 | 0.00 | | 7,850.00 | 4,000.00 | 3,850.00 | 196.25% |
| 6060 Professional Fees | 937.50 | 1,500.00 | -562.50 | 62.50% | 7,162.50 | 12,000.00 | -4,837.50 | 59.69% |
| 6065 Software Subscriptions | 1,191.00 | 1,050.00 | 141.00 | 113.43% | 7,578.87 | 8,750.00 | -1,171.13 | 86.62% |
| 6070 Printing and Postage Expenses | 300.44 | 300.00 | 0.44 | 100.15% | 4,955.92 | 4,495.00 | 460.92 | 110.25% |
| 6075 Vandalism Repair Expense | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6080 Maintenance Expenses | | 1,400.00 | -1,400.00 | 0.00% | 3,154.45 | 8,600.00 | -5,445.55 | 36.68% |
| 6085 Snow Removal Expenses | | 0.00 | 0.00 | | 1,386.00 | 1,231.00 | 155.00 | 112.59% |
| 6090 Office Supplies | 33.74 | 120.00 | -86.26 | 28.12% | 1,302.19 | 950.00 | 352.19 | 137.07% |
| 6095 Mileage Reimbursements | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6100 Bad Debt Expense | | 0.00 | 0.00 | | 2,982.46 | 0.00 | 2,982.46 | |
| 6105 Membership Fees | | 0.00 | 0.00 | | 320.00 | 300.00 | 20.00 | 106.67% |
| 6110 Newsletter - Printing | 1,385.81 | 1,414.00 | -28.19 | 98.01% | 11,877.41 | 11,135.00 | 742.41 | 106.67% |
| 6115 Newsletter - Bags | | 0.00 | 0.00 | | 426.59 | 430.00 | -3.41 | 99.21% |
| 6120 Meeting Expenses | | 0.00 | 0.00 | | 219.34 | 700.00 | -480.66 | 31.33% |
| 6125 Social Committee Expenses | 2,074.47 | 0.00 | 2,074.47 | | 3,467.10 | 3,300.00 | 167.10 | 105.06% |
| 6130 Bank Service Charges | 0.00 | 0.00 | 0.00 | | 87.32 | 50.00 | 37.32 | 174.64% |
| 6135 Contributions/Gifts | | 0.00 | 0.00 | | 4,753.99 | 2,000.00 | 2,753.99 | 237.70% |
| 6140 Pool/Tennis Keys | -200.00 | 0.00 | -200.00 | | -220.00 | 0.00 | -220.00 | |
| 6145 Miscellaneous Expenses | | 0.00 | 0.00 | | 3,097.97 | 300.00 | 2,797.97 | 1032.66% |
| Total 6000 Administrative | \$ 20,200.83 | \$ 19,581.95 | \$ 618.88 | 103.16% | \$ 247,481.13 | \$ 227,423.99 | \$ 20,057.14 | 108.82% |
| 6200 Land Maintenance | | | | | | | | |
| 6205 Salary Expense - Land Maintenance | 3,460.00 | 4,960.00 | -1,500.00 | 69.76% | 32,020.00 | 39,680.00 | -7,660.00 | 80.70% |
| 6210 Maintenance Contract | 10,462.00 | 5,413.00 | 5,049.00 | 193.28% | 41,848.00 | 43,304.00 | -1,456.00 | 96.64% |
| 6215 Snow Removal Expenses - HOA | | 0.00 | 0.00 | | 3,315.00 | 7,916.69 | -4,601.69 | 41.87% |
| 6220 R/M - Walkways | 926.03 | 925.00 | 1.03 | 100.11% | 7,970.19 | 8,988.00 | -1,017.81 | 88.68% |
| 6225 R/M - Trees & Pruning | | 0.00 | 0.00 | | 26,174.00 | 33,500.00 | -7,326.00 | 78.13% |
| 6230 Non-Contract Pruning & Spraying | 520.00 | 0.00 | 520.00 | | 2,860.00 | 1,250.00 | 1,610.00 | 228.80% |
| 6235 R/M - Sod, RR Ties, Benches | | 0.00 | 0.00 | | 0.00 | 3,000.00 | -3,000.00 | 0.00% |

| | | | | | | | | |
|-------------------------------------|-----------------------|-----------------------|----------------------|----------------|----------------------|----------------------|----------------------|----------------|
| 6240 Sprinkler Maintenance Contract | 2,449.00 | 2,449.00 | 0.00 | 100.00% | 12,245.00 | 14,694.00 | -2,449.00 | 83.33% |
| 6245 R/M Sprinkler | 668.20 | 5,783.00 | -5,114.80 | 11.55% | 39,284.93 | 27,925.00 | 11,359.93 | 140.68% |
| 6250 Tree Replacement Expense | | 0.00 | 0.00 | | 12,430.20 | 9,900.00 | 2,530.20 | 125.56% |
| 6255 Flower Bed Maintenance | | 100.00 | -100.00 | 0.00% | 227.50 | 1,400.00 | -1,172.50 | 16.25% |
| 6260 Fence Repair Expenses | | 0.00 | 0.00 | | 1,440.00 | 250.00 | 1,190.00 | 576.00% |
| 6265 Special Projects & Repairs | | 100.00 | -100.00 | 0.00% | 1,096.26 | 900.00 | 196.26 | 121.81% |
| 6270 Land Maintenance - Misc. | 105.16 | 200.00 | -94.84 | 52.58% | 1,646.81 | 1,700.00 | -53.19 | 96.87% |
| Total 6200 Land Maintenance | \$ 18,590.39 | \$ 19,930.00 | -\$ 1,339.61 | 93.28% | \$ 182,795.31 | \$ 194,407.69 | -\$ 11,612.38 | 94.03% |
| 6300 Pool | | | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6305 Pool Management Contract | 40,800.00 | 40,800.00 | 0.00 | 100.00% | 173,400.00 | 173,400.00 | 0.00 | 100.00% |
| 6310 Pool Supplies - Janitorial | 132.70 | 750.00 | -617.30 | 17.69% | 964.88 | 3,000.00 | -2,035.12 | 32.16% |
| 6315 Pool Supplies - Chemicals | 5,095.69 | 5,800.00 | -704.31 | 87.86% | 28,301.54 | 20,300.00 | 8,001.54 | 139.42% |
| 6320 Pool Supplies - Office | 61.19 | 600.00 | -538.81 | 10.20% | 1,614.74 | 2,700.00 | -1,085.26 | 59.81% |
| 6325 R/M Pools | | 1,000.00 | -1,000.00 | 0.00% | 1,915.64 | 4,500.00 | -2,584.36 | 42.57% |
| 6330 R/M Pool Buildings | 1,803.59 | 300.00 | 1,503.59 | 601.20% | 17,992.89 | 2,400.00 | 15,592.89 | 749.70% |
| 6335 R/M Pool Equipment | 1,173.31 | 2,000.00 | -826.69 | 58.67% | 3,827.49 | 10,000.00 | -6,172.51 | 38.27% |
| 6345 Telephone | | 0.00 | 0.00 | | 399.63 | 0.00 | 399.63 | |
| 6350 Pool Opening/Closing | 3,410.16 | 0.00 | 3,410.16 | | 3,635.16 | 1,000.00 | 2,635.16 | 363.52% |
| 6355 Bathroom Expenses | | 0.00 | 0.00 | | 2,245.00 | 1,600.00 | 645.00 | 140.31% |
| 6360 Special Events | | 200.00 | -200.00 | 0.00% | 1,064.00 | 200.00 | 864.00 | 532.00% |
| 6365 Miscellaneous Pool Expenses | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| Total 6300 Pool | \$ 52,476.64 | \$ 51,450.00 | \$ 1,026.64 | 102.00% | \$ 235,360.97 | \$ 219,100.00 | \$ 16,260.97 | 107.42% |
| 6400 Tennis | | | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6405 Salary Expense | 1,055.00 | 1,013.25 | 41.75 | 104.12% | 7,343.33 | 8,106.00 | -762.67 | 90.59% |
| 6410 Supplies and Maintenance | 14.53 | 696.58 | -682.05 | 2.09% | 2,465.74 | 5,572.64 | -3,106.90 | 44.25% |
| 6415 Cleaning Expenses | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6420 Pickleball Expenses | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| 6425 Repair Expenses | | 125.00 | -125.00 | 0.00% | 165.00 | 1,000.00 | -835.00 | 16.50% |
| 6430 Keys/Locks | | 41.67 | -41.67 | 0.00% | 320.55 | 333.36 | -12.81 | 96.16% |
| 6435 Tennis Program Funding | | 100.00 | -100.00 | 0.00% | 3,520.00 | 800.00 | 2,720.00 | 440.00% |
| Total 6400 Tennis | \$ 1,069.53 | \$ 1,976.50 | -\$ 906.97 | 54.11% | \$ 13,814.62 | \$ 15,812.00 | -\$ 1,997.38 | 87.37% |
| 6500 Utilities | | | 0.00 | | 9,729.18 | 0.00 | 9,729.18 | |
| 6505 Water | | 46,000.00 | -46,000.00 | 0.00% | 76,354.15 | 80,500.00 | -4,145.85 | 94.85% |
| 6510 Sewer | | 0.00 | 0.00 | | 11,121.46 | 300.00 | 10,821.46 | 3707.15% |
| 6515 Gas | 2,530.75 | 2,500.00 | 30.75 | 101.23% | 10,399.53 | 11,076.00 | -676.47 | 93.89% |
| 6520 Electric | 2,018.47 | 2,950.00 | -931.53 | 68.42% | 8,584.26 | 11,250.00 | -2,665.74 | 76.30% |
| 6525 Phone - Office | 129.66 | 130.00 | -0.34 | 99.74% | 648.05 | 1,040.00 | -391.95 | 62.31% |
| 6530 Trash Removal | 12,924.95 | 12,617.00 | 307.95 | 102.44% | 100,374.00 | 101,936.00 | -1,562.00 | 98.47% |
| Total 6500 Utilities | \$ 17,603.83 | \$ 64,197.00 | -\$ 46,593.17 | 27.42% | \$ 217,210.63 | \$ 206,102.00 | \$ 11,108.63 | 105.39% |
| Total Expenses | \$ 109,941.22 | \$ 157,135.45 | -\$ 47,194.23 | 69.97% | \$ 896,662.66 | \$ 862,845.68 | \$ 33,816.98 | 103.92% |
| Net Operating Income | -\$ 106,719.22 | -\$ 152,450.45 | \$ 45,731.23 | 70.00% | \$ 676,990.57 | \$ 701,673.32 | -\$ 24,682.75 | 96.48% |
| Other Income | | | | | | | | |
| 8100 Interest Income | 3,437.50 | | 3,437.50 | | 24,024.13 | 0.00 | 24,024.13 | |
| 8105 Insurance Claim Proceeds | | | 0.00 | | 480.00 | 0.00 | 480.00 | |
| Total Other Income | \$ 3,437.50 | \$ 0.00 | \$ 3,437.50 | | \$ 24,504.13 | \$ 0.00 | \$ 24,504.13 | |
| Net Other Income | \$ 3,437.50 | \$ 0.00 | \$ 3,437.50 | | \$ 24,504.13 | \$ 0.00 | \$ 24,504.13 | |
| Net Income | -\$ 103,281.72 | -\$ 152,450.45 | \$ 49,168.73 | 67.75% | \$ 701,494.70 | \$ 701,673.32 | -\$ 178.62 | 99.97% |

Homestead in the Willows HOA Reserve
Profit and Loss
January - August, 2025

| | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Jul 2025 | Aug 2025 | Total |
|---|----------------------|-----------------------|----------------------|--------------------|-----------------------|--------------------|----------------------|----------------------|-----------------------|
| Income | | | | | | | | | |
| 4210 Late Fees - Perimeter Fence | | | | 25.00 | 875.00 | 269.36 | 50.00 | | 1,219.36 |
| 4300 Perimeter Fence Special Assmt Income | | | 3,616.66 | | 0.00 | | | | 3,616.66 |
| 4600 Miscellaneous Income | | | | 0.00 | 0.00 | 0.04 | | | 0.04 |
| Total Income | \$ 0.00 | \$ 0.00 | \$ 3,616.66 | \$ 25.00 | \$ 875.00 | \$ 269.40 | \$ 50.00 | \$ 0.00 | \$ 4,836.06 |
| Gross Profit | \$ 0.00 | \$ 0.00 | \$ 3,616.66 | \$ 25.00 | \$ 875.00 | \$ 269.40 | \$ 50.00 | \$ 0.00 | \$ 4,836.06 |
| Expenses | | | | | | | | | |
| 6060 Professional Fees | 5,412.50 | 2,900.00 | | | | | | | 8,312.50 |
| 6090 Business Office Expenses | 55,937.50 | 90,948.50 | 65,937.50 | | 83,241.26 | | 2,501.37 | | 298,566.13 |
| 6100 Bad Debt Expense | | | -0.01 | | 6,225.00 | | | | 6,224.99 |
| 6130 Bank Service Charges | 25.00 | 25.00 | 25.00 | | 25.00 | | | 75.00 | 175.00 |
| 6270 Landscape Expenses | | 6,720.00 | 11,960.00 | | | | 9,458.82 | 23,150.00 | 51,288.82 |
| 6290 Perimeter Fence - Other | | | -150.00 | | | | | | -150.00 |
| 6365 Pool Expenses | | | 5,233.51 | | 14,684.10 | | 965.08 | | 20,882.69 |
| Total Expenses | \$ 61,375.00 | \$ 100,593.50 | \$ 83,006.00 | \$ 0.00 | \$ 104,175.36 | \$ 0.00 | \$ 12,925.27 | \$ 23,225.00 | \$ 385,300.13 |
| Net Operating Income | -\$ 61,375.00 | -\$ 100,593.50 | -\$ 79,389.34 | \$ 25.00 | -\$ 103,300.36 | \$ 269.40 | -\$ 12,875.27 | -\$ 23,225.00 | -\$ 380,464.07 |
| Other Income | | | | | | | | | |
| 8100 Interest Income | 808.79 | 1,098.23 | 1,098.79 | 1,137.81 | 1,639.44 | 1,474.60 | 1,542.85 | | 8,800.51 |
| Total Other Income | \$ 808.79 | \$ 1,098.23 | \$ 1,098.79 | \$ 1,137.81 | \$ 1,639.44 | \$ 1,474.60 | \$ 1,542.85 | | \$ 8,800.51 |
| Net Other Income | \$ 808.79 | \$ 1,098.23 | \$ 1,098.79 | \$ 1,137.81 | \$ 1,639.44 | \$ 1,474.60 | \$ 1,542.85 | \$ 0.00 | \$ 8,800.51 |
| Net Income | -\$ 60,566.21 | -\$ 99,495.27 | -\$ 78,290.55 | \$ 1,162.81 | -\$ 101,660.92 | \$ 1,744.00 | -\$ 11,332.42 | -\$ 23,225.00 | -\$ 371,663.56 |

Balance Sheet
Homestead in the Willows HOA Reserve
As of August 31, 2025

| Distribution account | Total |
|---|-----------------------|
| Assets | |
| Current Assets | |
| Bank Accounts | |
| 1010 First American State Bank 6761 | 491,535.53 |
| Total for Bank Accounts | \$491,535.53 |
| Accounts Receivable | |
| 1200 Accounts Receivable | 855,478.22 |
| Total for Accounts Receivable | \$855,478.22 |
| Other Current Assets | |
| 1315 Undeposited Funds | 541.70 |
| 1810 Due From Operating Fund - General | |
| 1825 Due From Operating Fund - Annual Fence | |
| 1830 Due From Operating Fund - Fence Assessment | 1,924.97 |
| Total for Other Current Assets | \$2,466.67 |
| Total for Current Assets | \$1,349,480.42 |
| Fixed Assets | |
| Other Assets | |
| Total for Assets | \$1,349,480.42 |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 Accounts Payable | |
| Total for Accounts Payable | 0.00 |
| Credit Cards | |
| Other Current Liabilities | |
| 2205 First American St Bk - LOC 6555 | |
| 2305 Interest Payable | |
| 2306 Accrued Expenses | |
| 2345 Deferred Homeowner Dues/Assessments | |
| 2347 Prepaid Fence Assessments | |
| 2350 Due To Operating Fund - General | |
| 2355 Due To Operating Fund - Pool | |
| 2365 Due To Operating Fund - Annual Fence | |
| Total for Other Current Liabilities | 0.00 |
| Total for Current Liabilities | 0.00 |
| Long-term Liabilities | |
| Total for Liabilities | 0.00 |
| Equity | |
| Transfer From Operating Acct | |
| 3900 Retained Earnings | 1,719,593.97 |
| Net Income | -370,113.55 |
| Total for Equity | \$1,349,480.42 |
| Total for Liabilities and Equity | \$1,349,480.42 |