Financial Statement Notes and Supplementary Information
October 2026

Operating Account

The cash balance in the Operating Fund Bank Accounts is $540,304.29 as of October 31, 2026. 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 $5,391.76 during October 2026.

Operating Fund ordinary expenses totaled $87,793.07 during October 2026.

Reports:
P&L for month and YTD
Balance Sheet
Budget vs Actual

Reserve Fund

The cash balance in the Reserve Fund Bank Account is $890,634.44 as of October 31, 2026. 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
Statement of Activity
October 2026

	Total	
	Oct 2026	Jan 1 - Oct 31 2026 (YTD)
Income		
4010 Single Home Dues		1,410,860.00
4020 Townhome Dues		49,061.00
4030 Associate Membership Dues		3,164.00
4040 Perimeter Fence Maintenance Dues		108,658.00
4210 Late Fees		1,125.00
4230 Advertising Revenue	2,454.00	26,884.00
4240 Pool Revenue	587.76	1,252.76
4250 Transfer Fees	1,200.00	21,000.00
4260 Association Fines	900.00	1,550.00
4300 Other Income	250.00	2,000.00
Total Income	**$5,391.76**	**$1,625,554.76**
Gross Profit	**$5,391.76**	**$1,625,554.76**
Expenses		
6000 Administrative		
6005 Salary Expense	6,547.00	72,642.06
6010 Salary Expense - Newsletter Delivery	240.00	2,500.00
6015 Architectural Control Salary Expense	3,871.88	40,130.57
6030 FICA/Medicare Tax - Employer	1,866.86	15,171.01
6040 Worker's Compensation	608.00	1,727.00
6045 Insurance Expense		67,859.00
6050 Legal Expenses	386.50	5,099.62
6055 Audit Expenses		4,500.00
6060 Professional Fees	1,780.00	12,576.24
6065 Software Subscriptions	1,995.58	22,987.73
6070 Printing and Postage Expenses	328.62	4,139.20
6080 Maintenance Expenses	1,350.00	5,500.00
6085 Snow Removal Expenses		723.00
6090 Office Supplies	1,941.45	4,427.84
6095 Mileage Reimbursements		10.48
6100 Bad Debt Expense		387.00
6110 Newsletter - Printing		12,574.14
6115 Newsletter - Bags		454.58
6120 Meeting Expenses		-30.22
6125 Social Committee Expenses		4,688.68
6130 Bank Service Charges	27.21	343.34
6135 Contributions/Gifts		5,006.04

6140 Pool/Tennis Keys	208.50	208.50
6145 Miscellaneous Expenses		635.00
Total for 6000 Administrative	**$21,151.60**	**$284,260.81**
6200 Land Maintenence		
6205 Salary Expense - Land Maintenance	11,285.00	49,345.00
6210 Maintenance Contract	10,670.00	74,690.00
6215 Snow Removal Expenses - HOA		1,284.00
6220 R/M - Walkways	873.53	9,975.36
6225 R/M - Trees & Pruning		32,415.00
6230 Non-Contract Pruning & Spraying	1,030.00	5,389.00
6235 R/M - Sod, RR Ties, Benches		14.35
6240 Sprinkler Maintenance Contract	2,449.00	22,041.00
6245 R/M Sprinkler	3,381.67	44,905.95
6255 Flower Bed Maintenance		816.46
6260 Fence Repair Expenses		1,150.00
6265 Special Projects & Repairs		560.00
6270 Land Maintenance - Misc.	152.90	788.25
Total for 6200 Land Maintenence	**$29,842.10**	**$243,374.37**
6300 Pool		
6305 Pool Management Contract	11,450.00	231,185.00
6310 Pool Supplies - Janitorial		2,225.32
6315 Pool Supplies - Chemicals		32,261.56
6320 Pool Supplies - Office		1,707.41
6325 R/M Pools		10,032.69
6330 R/M Pool Buildings		5,172.32
6335 R/M Pool Equipment		10,260.96
6350 Pool Opening/Closing	3,473.01	8,911.98
6355 Bathroom Expenses	2,620.48	2,620.48
6360 Special Events		1,905.00
Total for 6300 Pool	**$17,543.49**	**$306,282.72**
6400 Tennis		
6405 Salary Expense	1,089.00	10,856.00
6410 Supplies and Maintenance	145.00	2,523.26
6430 Keys/Locks		185.00
6435 Tennis Program Funding		3,895.00
Total for 6400 Tennis	**$1,234.00**	**$17,459.26**
6500 Utilities		
6505 Water		125,095.68
6510 Sewer	2,817.64	6,219.58
6515 Gas	454.72	14,001.10
6520 Electric	922.63	13,946.69
6525 Phone - Office	132.39	1,321.15
6530 Trash Removal	13,694.50	149,711.00

Total for 6500 Utilities	**$18,021.88**	**$310,295.20**
Total Expenses	**$87,793.07**	**$1,161,672.36**
Net Operating Income	**-$82,401.31**	**$463,882.40**
Other Income		
8100 Interest Income		25,813.07
8105 Insurance Claim Proceeds		-240.00
Total Other Income	**$0.00**	**$25,573.07**
Other Expenses		
8210 Reserve Fence Maintenance Fund	108,658.00	108,658.00
841 Income Taxes		199.00
Total Other Expenses	**$108,658.00**	**$108,857.00**
Net Other Income	**-$108,658.00**	**-$83,283.93**
Net Income	**-$191,059.31**	**$380,598.47**

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN
Statement of Financial Position
As of Oct 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1010 Collegiate Peaks Bank 1598	95,795.83
1020 Collegiate Peaks Bank 2103	444,508.46
1090 Petty Cash - Administrative	0.00
1095 Petty Cash - Tennis	0.00
1100 Bill.com Money Out Clearing	0.00
Total Bank Accounts	**$540,304.29**
Accounts Receivable	
1200 Accounts Receivable	990.08
1205 Advertising Accounts Receivable	1,927.00
1210 Allowance For Doubtful Accounts	$0.00
Total Accounts Receivable	**$2,917.08**
Other Current Assets	
1305 Prepaid Expenses	11,272.65
1310 Prepaid Insurance	13,068.20
1315 Undeposited Funds	167.73
1810 Due From Reserve Fund - General	$0.00
1815 Due From Reserve Fund - Pool	$0.00
1820 Due From Reserve Fund - Tennis	3,960.00
1825 Due From Reserve Fund - Annual Fence	$0.00
QuickBooks Tax Holding Account	7,010.39
Total Other Current Assets	**$35,478.97**
Total Current Assets	**$578,700.34**
Total Assets	**$578,700.34**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	18,335.79
Total Accounts Payable	**$18,335.79**
Other Current Liabilities	
2310 Accrued Expenses	$0.00
2315 Accrued Salary Expense	$0.00
2320 Payroll Liabilities	0.03
2321 CO Income Tax	901.00
2322 CO Paid Family and Medical Leave	100.28

2323 CO Unemployment Tax	587.62
2324 Federal Taxes (941/943/944)	2,709.17
2325 Federal Unemployment (940)	253.27
Total for 2320 Payroll Liabilities	**$4,551.37**
2330 Income Taxes Payable	$0.00
2337 Prepaid HOA Dues	$0.00
2340 Deferred Swim Club Rental Revenue	$0.00
2345 Deferred Homeowner Dues	$0.00
2350 Due To Reserve Fund - General	10.48
2355 Due To Reserve Fund - Pool	-1,200.00
2365 Due To Reserve Fund - Annual Fence	$0.00
2370 Due To Reserve Fund - Fence Assessment	6,654.73
Direct Deposit Payable	$0.00
Total Other Current Liabilities	**$10,016.58**
Total Current Liabilities	**$28,352.37**
Total Liabilities	**$28,352.37**
Equity	
3505 Distributions to Reserve Fund - General	$0.00
3900 Retained Earnings	169,749.50
Net Income	380,598.47
Total Equity	**$550,347.97**
Total Liabilities and Equity	**$578,700.34**

HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSN
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - December 2026

	Oct 2026			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget
Revenue						
4010 Single Home Dues		0.00	0.00	1,410,860.00	1,412,554.00	-1,694.00
4020 Townhome Dues		0.00	0.00	49,061.00	48,500.00	561.00
4030 Associate Membership Dues		0.00	0.00	3,164.00	4,500.00	-1,336.00
4040 Perimeter Fence Maintenance Dues		0.00	0.00	108,658.00	108,658.00	0.00
4210 Late Fees		0.00	0.00	1,125.00	1,500.00	-375.00
4230 Advertising Revenue	2,454.00	1,254.00	1,200.00	29,694.00	27,000.00	2,694.00
4240 Pool Revenue	587.76	0.00	587.76	2,775.96	1,000.00	1,775.96
4250 Transfer Fees	1,200.00	0.00	1,200.00	22,200.00	15,000.00	7,200.00
4260 Association Fines	900.00	250.00	650.00	1,700.00	500.00	1,200.00
4300 Other Income	250.00	200.00	50.00	2,250.00	1,000.00	1,250.00
Total Revenue	**$ 5,391.76**	**$ 1,704.00**	**$ 3,687.76**	**$1,631,487.96**	**$1,620,212.00**	**$ 11,275.96**
Gross Profit	**$ 5,391.76**	**$ 1,704.00**	**$ 3,687.76**	**$1,631,487.96**	**$1,620,212.00**	**$ 11,275.96**
Expenditures						
6000 Administrative		0.00	0.00	0.00	0.00	0.00
6005 Salary Expense	6,547.00	7,314.00	-767.00	79,975.66	87,779.00	-7,803.34
6010 Salary Expense - Newsletter Delivery	240.00	247.00	-7.00	2,740.00	2,966.00	-226.00
6015 Architectural Control Salary Expense	3,871.88	4,027.00	-155.12	44,160.57	48,355.00	-4,194.43
6030 FICA/Medicare Tax - Employer	1,866.86	1,379.50	487.36	16,444.48	16,554.00	-109.52
6040 Worker's Compensation	608.00	0.00	608.00	1,727.00	2,473.00	-746.00
6045 Insurance Expense		0.00	0.00	67,859.00	95,000.00	-27,141.00
6050 Legal Expenses	386.50	800.00	-413.50	5,099.62	10,000.00	-4,900.38
6055 Audit Expenses		0.00	0.00	4,500.00	4,500.00	0.00
6060 Professional Fees	1,780.00	1,000.00	780.00	12,576.24	12,600.00	-23.76
6065 Software Subscriptions	1,995.58	1,726.00	269.58	24,533.20	20,708.00	3,825.20
6070 Printing and Postage Expenses	328.62	450.00	-121.38	4,139.20	7,271.00	-3,131.80

6080 Maintenance Expenses	1,350.00	0.00	1,350.00	5,500.00	5,947.00	-447.00
6085 Snow Removal Expenses		154.00	-154.00	723.00	2,500.00	-1,777.00
6090 Office Supplies	1,941.45	75.00	1,866.45	4,509.84	1,850.00	2,659.84
6095 Mileage Reimbursements		0.00	0.00	10.48	500.00	-489.52
6100 Bad Debt Expense		0.00	0.00	387.00	500.00	-113.00
6105 Membership Fees		0.00	0.00	0.00	350.00	-350.00
6110 Newsletter - Printing		1,282.00	-1,282.00	12,574.14	16,000.00	-3,425.86
6115 Newsletter - Bags		0.00	0.00	454.58	500.00	-45.42
6120 Meeting Expenses		0.00	0.00	-30.22	300.00	-330.22
6125 Social Committee Expenses		0.00	0.00	4,688.68	5,000.00	-311.32
6130 Bank Service Charges	27.21	0.00	27.21	343.34	75.00	268.34
6135 Contributions/Gifts		100.00	-100.00	5,006.04	4,200.00	806.04
6140 Pool/Tennis Keys	208.50	0.00	208.50	208.50	250.00	-41.50
6145 Miscellaneous Expenses		100.00	-100.00	635.00	650.00	-15.00
Total 6000 Administrative	**$ 21,151.60**	**$ 18,654.50**	**$ 2,497.10**	**$ 298,765.35**	**$ 346,828.00**	**-$ 48,062.65**
6200 Land Maintenence		0.00	0.00	0.00	0.00	0.00
6205 Salary Expense - Land Maintenance	11,285.00	4,390.00	6,895.00	52,890.00	52,680.00	210.00
6210 Maintenance Contract	10,670.00	5,868.50	4,801.50	80,025.00	70,422.00	9,603.00
6215 Snow Removal Expenses - HOA		916.65	-916.65	1,284.00	12,500.00	-11,216.00
6220 R/M - Walkways	873.53	821.00	52.53	9,975.36	14,200.00	-4,224.64
6225 R/M - Trees & Pruning		500.00	-500.00	32,415.00	40,000.00	-7,585.00
6230 Non-Contract Pruning & Spraying	1,030.00	0.00	1,030.00	5,389.00	5,340.00	49.00
6235 R/M - Sod, RR Ties, Benches		0.00	0.00	14.35	4,000.00	-3,985.65
6240 Sprinkler Maintenance Contract	2,449.00	2,500.00	-51.00	22,041.00	20,000.00	2,041.00
6245 R/M Sprinkler	3,381.67	3,875.00	-493.33	44,905.95	48,600.00	-3,694.05
6250 Tree Replacement Expense		0.00	0.00	0.00	9,900.00	-9,900.00
6255 Flower Bed Maintenance		700.00	-700.00	816.46	6,000.00	-5,183.54
6260 Fence Repair Expenses		0.00	0.00	1,150.00	1,400.00	-250.00
6265 Special Projects & Repairs		300.00	-300.00	560.00	2,000.00	-1,440.00
6270 Land Maintenance - Misc.	152.90	200.00	-47.10	788.25	2,500.00	-1,711.75
Total 6200 Land Maintenence	**$ 29,842.10**	**$ 20,071.15**	**$ 9,770.95**	**$ 252,254.37**	**$ 289,542.00**	**-$ 37,287.63**

6300 Pool		0.00	0.00	0.00	0.00	0.00
6305 Pool Management Contract	11,450.00	11,450.00	0.00	231,185.00	229,000.00	2,185.00
6310 Pool Supplies - Janitorial		0.00	0.00	2,225.32	6,000.00	-3,774.68
6315 Pool Supplies - Chemicals		0.00	0.00	30,891.64	38,000.00	-7,108.36
6320 Pool Supplies - Office		0.00	0.00	1,707.41	3,000.00	-1,292.59
6325 R/M Pools		0.00	0.00	9,405.46	3,316.00	6,089.46
6330 R/M Pool Buildings		0.00	0.00	5,172.32	8,448.00	-3,275.68
6335 R/M Pool Equipment		0.00	0.00	10,260.96	8,000.00	2,260.96
6345 Telephone		0.00	0.00	0.00	1,200.00	-1,200.00
6350 Pool Opening/Closing	3,473.01	0.00	3,473.01	8,911.98	5,000.00	3,911.98
6355 Bathroom Expenses	2,620.48	4,826.00	-2,205.52	2,620.48	6,434.00	-3,813.52
6360 Special Events		0.00	0.00	1,905.00	200.00	1,705.00
6365 Miscellaneous Pool Expenses		0.00	0.00	0.00	600.00	-600.00
Total 6300 Pool	**$ 17,543.49**	**$ 16,276.00**	**$ 1,267.49**	**$ 304,285.57**	**$ 309,198.00**	**-$ 4,912.43**
6400 Tennis		0.00	0.00	0.00	0.00	0.00
6405 Salary Expense	1,089.00	713.75	375.25	11,945.00	8,565.00	3,380.00
6410 Supplies and Maintenance	145.00	0.00	145.00	2,523.26	3,000.00	-476.74
6415 Cleaning Expenses		375.00	-375.00	0.00	4,500.00	-4,500.00
6425 Repair Expenses		0.00	0.00	0.00	2,500.00	-2,500.00
6430 Keys/Locks		0.00	0.00	185.00	500.00	-315.00
6435 Tennis Program Funding		0.00	0.00	3,895.00	3,500.00	395.00
Total 6400 Tennis	**$ 1,234.00**	**$ 1,088.75**	**$ 145.25**	**$ 18,548.26**	**$ 22,565.00**	**-$ 4,016.74**
6500 Utilities		0.00	0.00	0.00	0.00	0.00
6505 Water		0.00	0.00	123,687.68	145,000.00	-21,312.32
6510 Sewer	2,817.64	0.00	2,817.64	6,219.58	12,000.00	-5,780.42
6515 Gas	454.72	1,931.79	-1,477.07	11,560.38	15,000.00	-3,439.62
6520 Electric	922.63	1,100.00	-177.37	13,946.69	13,500.00	446.69
6525 Phone - Office	132.39	109.55	22.84	1,453.61	1,300.00	153.61
6530 Trash Removal	13,694.50	13,564.00	130.50	149,711.00	162,771.00	-13,060.00
Total 6500 Utilities	**$ 18,021.88**	**$ 16,705.34**	**$ 1,316.54**	**$ 306,578.94**	**$ 349,571.00**	**-$ 42,992.06**
Total Expenditures	**$ 87,793.07**	**$ 72,795.74**	**$ 14,997.33**	**$1,180,432.49**	**$1,317,704.00**	**-$ 137,271.51**

Net Operating Revenue	**-$ 82,401.31**	**-$ 71,091.74**	**-$ 11,309.57**	**$ 451,055.47**	**$ 302,508.00**	**$ 148,547.47**
Other Revenue						
8100 Interest Income		1,750.00	-1,750.00	25,813.07	21,000.00	4,813.07
8105 Insurance Claim Proceeds		0.00	0.00	-240.00	0.00	-240.00
Total Other Revenue	**$ 0.00**	**$ 1,750.00**	**-$ 1,750.00**	**$ 25,573.07**	**$ 21,000.00**	**$ 4,573.07**
Other Expenditures						
8210 Reserve Fence Maintenance Fund	108,658.00		108,658.00	108,658.00	0.00	108,658.00
841 Income Taxes			0.00	199.00	0.00	199.00
Total Other Expenditures	**$ 108,658.00**	**$ 0.00**	**$ 108,658.00**	**$ 108,857.00**	**$ 0.00**	**$ 108,857.00**
Net Other Revenue	**-$ 108,658.00**	**$ 1,750.00**	**-$ 110,408.00**	**-$ 83,283.93**	**$ 21,000.00**	**-$ 104,283.93**
Net Revenue	**-$ 191,059.31**	**-$ 69,341.74**	**-$ 121,717.57**	**$ 367,771.54**	**$ 323,508.00**	**$ 44,263.54**

Homestead in the Willows HOA Reserve
Profit and Loss
October 2026

	Total	
	Oct 2026	Jan 1 - Oct 31 2026 (YTD)
Income		
4200 Reserve Fund Contribution - Fence	108,658.00	108,658.00
4210 Late Fees - Perimeter Fence		872.40
4300 Perimeter Fence Special Assmt Income	-171,362.71	-259,307.02
4600 Miscellaneous Income		-516.65
Total Income	**-$62,704.71**	**-$150,293.27**
Gross Profit	**-$62,704.71**	**-$150,293.27**
Expenses		
6090 Business Office Expenses		225,526.21
6130 Bank Service Charges		181.44
6260 Perimeter Fence Expenses		203,782.01
6270 Landscape Expenses		50,297.50
6290 Perimeter Fence - Other		217.74
6365 Pool Expenses		169,700.11
Total Expenses	**$0.00**	**$649,705.01**
Net Operating Income	**-$62,704.71**	**-$799,998.28**
Other Income		
8100 Interest Income	535.29	18,823.88
Total Other Income	**$535.29**	**$18,823.88**
Net Other Income	**$535.29**	**$18,823.88**
Net Income	**-$62,169.42**	**-$781,174.40**

Homestead in the Willows HOA Reserve
Balance Sheet
As of Oct 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1010 First American State Bank 6761	250,000.00
1011 First American State Bank ICS x9559	234,686.01
1012 Checking (0227)	0.00
1014 FASB FENCE Reserve FUND (9823)	405,948.43
Total Bank Accounts	**$890,634.44**
Accounts Receivable	
1200 Accounts Receivable	$0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
1315 Undeposited Funds	-334.92
1810 Due From Operating Fund - General	10.48
1825 Due From Operating Fund - Annual Fence	$0.00
1830 Due From Operating Fund - Fence Assessment	6,654.73
Total Other Current Assets	**$6,330.29**
Total Current Assets	**$896,964.73**
Total Assets	**$896,964.73**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	$0.00
Total Accounts Payable	**$0.00**
Other Current Liabilities	
2205 First American St Bk - LOC 6555	$0.00
2305 Interest Payable	$0.00
2306 Accrued Expenses	$0.00
2345 Deferred Homeowner Dues/Assessments	$0.00
2347 Prepaid Fence Assessments	$0.00
2350 Due To Operating Fund - General	$0.00
2355 Due To Operating Fund - Pool	$0.00
2365 Due To Operating Fund - Annual Fence	$0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
Transfer From Operating Acct	$0.00
3900 Retained Earnings	1,678,139.13
Net Income	-781,174.40
Total Equity	**$896,964.73**
Total Liabilities and Equity	**$896,964.73**