

Balance Sheet

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465

As of: 03/31/2019

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Bank Account	12,021.11
Money Market - Reserve	118,284.26
Total Cash	130,305.37
Owner/Tenant Receivables	249.00
TOTAL ASSETS	130,554.37
LIABILITIES & CAPITAL	
Liabilities	
Owner Prepaid Assessments	5,945.45
Total Liabilities	5,945.45
Capital	
Retained Earnings	-10,709.28
Retained Earnings Reserve Repl.	121,774.47
Operating Fund Equity	11,988.00
Calculated Retained Earnings	1,555.73
Total Capital	124,608.92
TOTAL LIABILITIES & CAPITAL	130,554.37

Annual Budget Comparison- Monthly Reporting

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465

As of: Mar 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Regular Assessments GCE	3,570.00	3,640.00	-70.00	43,754.00	43,680.00	74.00	43,680.00
Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00
Interest Income	98.92	0.00	98.92	494.27	0.00	494.27	0.00
Working Cap. Res. Assmnt	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Total Operating Income	3,668.92	3,640.00	28.92	44,438.27	43,680.00	758.27	43,680.00
Expense							
Administration							
Management Fee K3	450.00	416.66	-33.34	5,700.00	5,000.00	-700.00	5,000.00
Professional Fees	0.00	29.16	29.16	360.00	350.00	-10.00	350.00
Legal fees	159.00	41.66	-117.34	320.70	500.00	179.30	500.00
Licenses/Fees	0.00	14.58	14.58	33.00	175.00	142.00	175.00
Postage/Delivery	0.00	61.25	61.25	917.71	735.00	-182.71	735.00
Special Events Promo	0.00	62.50	62.50	982.45	750.00	-232.45	750.00
Other Admin	0.00	26.25	26.25	997.24	315.00	-682.24	315.00
Web Site Admin	0.00	4.16	4.16	0.00	50.00	50.00	50.00
Open Space	2,330.00	108.33	-2,221.67	2,580.00	1,300.00	-1,280.00	1,300.00
Bank Service Charges	0.00	0.00	0.00	-4.00	0.00	4.00	0.00
Bad Debt Expense	0.00	16.00	16.00	0.00	192.00	192.00	192.00
Total Administration	2,939.00	780.55	-2,158.45	11,887.10	9,367.00	-2,520.10	9,367.00
Grounds Care							
Other Grounds Care	0.00	375.00	375.00	2,409.23	4,500.00	2,090.77	4,500.00
Snow Removal	0.00	291.66	291.66	6,938.00	3,500.00	-3,438.00	3,500.00
Total Grounds Care	0.00	666.66	666.66	9,347.23	8,000.00	-1,347.23	8,000.00
Insurance and Taxes							
Insurance	0.00	104.16	104.16	2,269.00	1,250.00	-1,019.00	1,250.00
Total Insurance and Taxes	0.00	104.16	104.16	2,269.00	1,250.00	-1,019.00	1,250.00
Utilities							
Trash Removal	0.00	895.00	895.00	11,279.21	10,740.00	-539.21	10,740.00

Annual Budget Comparison - Monthly Reporting

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Utilities	0.00	895.00	895.00	11,279.21	10,740.00	-539.21	10,740.00
Total Operating Expense	2,939.00	2,446.37	-492.63	34,782.54	29,357.00	-5,425.54	29,357.00
Total Operating Income	3,668.92	3,640.00	28.92	44,438.27	43,680.00	758.27	43,680.00
Total Operating Expense	2,939.00	2,446.37	-492.63	34,782.54	29,357.00	-5,425.54	29,357.00
NOI - Net Operating Income	729.92	1,193.63	-463.71	9,655.73	14,323.00	-4,667.27	14,323.00
Other Income							
Non Operating Income							
Reserve Transfer	5,000.00	1,041.66	3,958.34	8,385.59	12,500.00	-4,114.41	12,500.00
Total Non Operating Income	5,000.00	1,041.66	3,958.34	8,385.59	12,500.00	-4,114.41	12,500.00
Total Other Income	5,000.00	1,041.66	3,958.34	8,385.59	12,500.00	-4,114.41	12,500.00
Other Expense							
Non Operating Expenses							
Reserve Transfer	5,000.00	1,041.66	-3,958.34	8,385.59	12,500.00	4,114.41	12,500.00
Asphalt/Road (Willow Springs)	0.00	3,833.33	3,833.33	900.00	46,000.00	45,100.00	46,000.00
Culvert (Willow Springs)	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
Landscape Rep / Replace	0.00	0.00	0.00	7,200.00	0.00	-7,200.00	0.00
Total Non Operating Expenses	5,000.00	5,024.99	24.99	16,485.59	60,300.00	43,814.41	60,300.00
Total Other Expense	5,000.00	5,024.99	24.99	16,485.59	60,300.00	43,814.41	60,300.00
Net Other Income	0.00	-3,983.33	3,983.33	-8,100.00	-47,800.00	39,700.00	-47,800.00
Total Income	8,668.92	4,681.66	3,987.26	52,823.86	56,180.00	-3,356.14	56,180.00
Total Expense	7,939.00	7,471.36	-467.64	51,268.13	89,657.00	38,388.87	89,657.00
Net Income	729.92	-2,789.70	3,519.62	1,555.73	-33,477.00	35,032.73	-33,477.00

Bill Detail

Properties: Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465
 Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Payment Date

Date Range: 03/01/2019 to 03/31/2019

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
5500 - Management Fee K3											
	03/07/2019	03/07/2019	5500 - Management Fee K3	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		K3 Management Services	450.00	0.00	1042	03/07/2019	Management Fee K3 for 03/2019
5504 - Legal fees											
28289	03/04/2019	03/04/2019	5504 - Legal fees	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		O'Dell & Silburn	159.00	0.00	1041	03/07/2019	Legal Services: General Legal
5550 - Open Space											
555	03/11/2019	03/11/2019	5550 - Open Space	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		Willows Springs Open Space	2,080.00	0.00	1043	03/14/2019	Willow Springs Open Space Annual Trails Use Dues ... 2019
910319	03/14/2019	03/15/2019	5550 - Open Space	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		Red Rocks Country Club	250.00	0.00	1044	03/19/2019	Kingfisher Lake restocking Fee
							2,330.00	0.00			

Bill Detail

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
Total							2,939.00	0.00			