

## 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:** 03/31/2021

**Accounting Basis:** Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Bank Account	19,839.82
Money Market - Reserve	102,564.70
<b>Total Cash</b>	<b>122,404.52</b>
Owner/Tenant Receivables	249.00
<b>TOTAL ASSETS</b>	<b>122,653.52</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Owner Prepaid Assessments	3,210.45
<b>Total Liabilities</b>	<b>3,210.45</b>
<b>Capital</b>	
Retained Earnings	-10,709.28
Retained Earnings Reserve Repl.	121,774.47
Operating Fund Equity	11,988.00
Current Year Earnings/Loss	427.00
Calculated Retained Earnings	9,775.00
Calculated Prior Years Retained Earnings	-13,812.12
<b>Total Capital</b>	<b>119,443.07</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>122,653.52</b>

## 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 2021

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
<b>Income</b>							
Regular Assessments GCE	3,570.00	3,640.00	-70.00	43,610.00	43,680.00	-70.00	43,680.00
Interest Income	2.78	75.00	-72.22	30.76	900.00	-869.24	900.00
<b>Total Operating Income</b>	<b>3,572.78</b>	<b>3,715.00</b>	<b>-142.22</b>	<b>43,640.76</b>	<b>44,580.00</b>	<b>-939.24</b>	<b>44,580.00</b>
<b>Expense</b>							
<b>Administration</b>							
Management Fee K3	450.00	450.00	0.00	5,400.00	5,400.00	0.00	5,400.00
Professional Fees	0.00	26.25	26.25	315.00	315.00	0.00	315.00
Legal fees	0.00	25.00	25.00	0.00	300.00	300.00	300.00
Licenses/Fees	0.00	3.75	3.75	48.00	45.00	-3.00	45.00
Postage/Delivery	0.00	16.66	16.66	0.00	200.00	200.00	200.00
Special Events Promo	0.00	58.33	58.33	0.00	700.00	700.00	700.00
Other Admin	0.00	8.33	8.33	0.00	100.00	100.00	100.00
Web Site Admin	0.00	4.16	4.16	0.00	50.00	50.00	50.00
Open Space	0.00	175.00	175.00	250.00	2,100.00	1,850.00	2,100.00
Bank Service Charges	0.00	0.83	0.83	0.00	10.00	10.00	10.00
<b>Total Administration</b>	<b>450.00</b>	<b>768.31</b>	<b>318.31</b>	<b>6,013.00</b>	<b>9,220.00</b>	<b>3,207.00</b>	<b>9,220.00</b>
<b>Grounds Care</b>							
Other Grounds Care	0.00	291.66	291.66	3,026.35	3,500.00	473.65	3,500.00
Snow Removal	4,132.50	1,000.00	-3,132.50	10,575.00	12,000.00	1,425.00	12,000.00
<b>Total Grounds Care</b>	<b>4,132.50</b>	<b>1,291.66</b>	<b>-2,840.84</b>	<b>13,601.35</b>	<b>15,500.00</b>	<b>1,898.65</b>	<b>15,500.00</b>
<b>Insurance and Taxes</b>							
Insurance	0.00	250.00	250.00	2,324.00	3,000.00	676.00	3,000.00
<b>Total Insurance and Taxes</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>2,324.00</b>	<b>3,000.00</b>	<b>676.00</b>	<b>3,000.00</b>
<b>Utilities</b>							
Trash Removal	0.00	1,032.08	1,032.08	11,927.41	12,385.00	457.59	12,385.00
<b>Total Utilities</b>	<b>0.00</b>	<b>1,032.08</b>	<b>1,032.08</b>	<b>11,927.41</b>	<b>12,385.00</b>	<b>457.59</b>	<b>12,385.00</b>
<b>Total Operating Expense</b>	<b>4,582.50</b>	<b>3,342.05</b>	<b>-1,240.45</b>	<b>33,865.76</b>	<b>40,105.00</b>	<b>6,239.24</b>	<b>40,105.00</b>

## Annual Budget Comparison- Monthly Reporting

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income	3,572.78	3,715.00	-142.22	43,640.76	44,580.00	-939.24	44,580.00
Total Operating Expense	4,582.50	3,342.05	-1,240.45	33,865.76	40,105.00	6,239.24	40,105.00
<b>NOI - Net Operating Income</b>	<b>-1,009.72</b>	<b>372.95</b>	<b>-1,382.67</b>	<b>9,775.00</b>	<b>4,475.00</b>	<b>5,300.00</b>	<b>4,475.00</b>
<b>Other Income</b>							
<b>Non Operating Income</b>							
Reserve Transfer	0.00	416.66	-416.66	0.00	5,000.00	-5,000.00	5,000.00
<b>Total Non Operating Income</b>	<b>0.00</b>	<b>416.66</b>	<b>-416.66</b>	<b>0.00</b>	<b>5,000.00</b>	<b>-5,000.00</b>	<b>5,000.00</b>
<b>Total Other Income</b>	<b>0.00</b>	<b>416.66</b>	<b>-416.66</b>	<b>0.00</b>	<b>5,000.00</b>	<b>-5,000.00</b>	<b>5,000.00</b>
<b>Other Expense</b>							
<b>Non Operating Expenses</b>							
Reserve Transfer	0.00	416.66	416.66	0.00	5,000.00	5,000.00	5,000.00
Asphalt/Road	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
<b>Total Non Operating Expenses</b>	<b>0.00</b>	<b>583.32</b>	<b>583.32</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>583.32</b>	<b>583.32</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>7,000.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-166.66</b>	<b>166.66</b>	<b>0.00</b>	<b>-2,000.00</b>	<b>2,000.00</b>	<b>-2,000.00</b>
Total Income	3,572.78	4,131.66	-558.88	43,640.76	49,580.00	-5,939.24	49,580.00
Total Expense	4,582.50	3,925.37	-657.13	33,865.76	47,105.00	13,239.24	47,105.00
<b>Net Income</b>	<b>-1,009.72</b>	<b>206.29</b>	<b>-1,216.01</b>	<b>9,775.00</b>	<b>2,475.00</b>	<b>7,300.00</b>	<b>2,475.00</b>

**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:** 03/01/2021 to 03/31/2021**Show Reversed Transactions:** No

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
<b>5260 - Snow Removal</b>											
0201066	03/16/2021	03/16/2021	5260 - Snow Removal	Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465		SaBell's Snow & Lawn Service Inc	4,132.50	0.00	1125	03/19/2021	Feb 2021 snow removal
<b>5500 - Management Fee K3</b>											
	03/02/2021	03/02/2021	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	450.00	0.00	1124	03/02/2021	Management Fee K3 for 03/2021
<b>Total</b>							<b>4,582.50</b>	<b>0.00</b>			

## Dues Roll- 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:** 03/31/2021

Homeowner	Past Due
<b>Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465</b>	
Brian Jones and Cassie Augustine	0.00
Jack and Suzanne McGarry	0.00
Kelly Beninga	0.00
Bill Hein and Debra Kinzie	0.00
David and Susan Kubes	-70.00
Bob and Carolyn DeRaad	0.00
Karen Sims	0.00
Gary Molinari and Lori Rickert	-70.00
Donald and Sarah Halloran	-140.00
Myron Goldstein	-57.00
Roderick Lamond	0.00
George and Jackie Yost	0.00
Todd and Adrienne Houghton	-141.42
Jeff and Shirley Bowen	-210.00
Camoren Schley	-70.00
Brian and Rachel Lambden	0.00
Phillip Pettus	0.00
John and Caroline Avey	0.00
Steve Staller and Rita Olson	-106.53
Hal and Corinne Copeland	0.00
Gordon Scheig	70.00
Larry and Linda Fitzsimons	0.00
Lee and Lynette Jones	0.00
Douglas Bry and Jill Parker	-174.25
The Michael and Michelle Moselle Living Trust	-70.00
Michael S. Windemuller	0.00
Jim and Holly Pinto	-211.00
Jurgen and Renee Brune	-70.00
Kirk and Marie Guldbeck	-840.00
Steve and Jane Roe	0.00
Ann Mullins	-0.25
Robert and Barbara Wilson	0.00

## Dues Roll- Monthly Reporting

Homeowner	Past Due
John M. Leonard	0.00
Patrick and Deborah Notch	-70.00
Meredith Williams	-70.00
Leif and Ann Nelson	-70.00
Cindi Lapp and Chris Sherry	0.00
Bill and Judy Davis	-210.00
CSW Capital LLC	-70.00
Greg and Janet Stephens	0.00
Edward and Mette Sedivy	0.00
Kia and Jason Gudewicz	0.00
Mark and Jeannine Ciernia	0.00
David M. Dentry Jr.	-70.00
Lori Hamilton	-70.00
Steve and Ann Collings	0.00
Corey and Lori Lyons	-70.00
John and Kay Potter	-70.00
Phil and Marsha Wright	0.00
Ted and Allison Gorab	-140.00
Bruce and Kathy Riley	-70.00
Andre and Linda Gonzalez	0.00
	<b>-3,140.45</b>
<b>Total</b>	<b>-3,140.45</b>