

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: 03/31/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Bank Account	12,849.58
Money Market - Reserve	141,088.83
Total Cash	153,938.41
TOTAL ASSETS	153,938.41
LIABILITIES & CAPITAL	
Liabilities	
Owner Prepaid Assessments	5,181.78
Total Liabilities	5,181.78
Capital	
Retained Earnings	-10,958.28
Retained Earnings Reserve Repl.	121,774.47
Operating Fund Equity	11,988.00
Current Year Earnings/Loss	427.00
Calculated Retained Earnings	12,977.07
Calculated Prior Years Retained Earnings	12,548.37
Total Capital	148,756.63
TOTAL LIABILITIES & CAPITAL	153,938.41

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 2023

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	43,550.00	43,680.00	-130.00	43,680.00
Reserve Contribution	1,530.00	1,560.00	-30.00	18,690.00	18,720.00	-30.00	18,720.00
Interest Income	118.62	1.66	116.96	749.76	20.00	729.76	20.00
Total Operating Income	5,218.62	5,201.66	16.96	62,989.76	62,420.00	569.76	62,420.00
Expense							
Administration							
Management Fee K3	450.00	450.00	0.00	5,400.00	5,400.00	0.00	5,400.00
Professional Fees	0.00	27.08	27.08	315.00	325.00	10.00	325.00
Legal fees	0.00	20.83	20.83	705.00	250.00	-455.00	250.00
Licenses/Fees	0.00	4.16	4.16	40.00	50.00	10.00	50.00
Postage/Delivery	0.00	8.33	8.33	40.56	100.00	59.44	100.00
Special Events Promo	0.00	58.33	58.33	693.60	700.00	6.40	700.00
Other Admin	0.00	2.08	2.08	0.00	25.00	25.00	25.00
Web Site Admin	0.00	2.08	2.08	239.88	25.00	-214.88	25.00
Open Space	0.00	237.50	237.50	2,600.00	2,850.00	250.00	2,850.00
Bank Service Charges	0.00	0.83	0.83	0.00	10.00	10.00	10.00
Total Administration	450.00	811.22	361.22	10,034.04	9,735.00	-299.04	9,735.00
Grounds Care							
Other Grounds Care	0.00	291.66	291.66	1,432.31	3,500.00	2,067.69	3,500.00
Snow Removal	4,661.25	1,083.33	-3,577.92	22,280.00	13,000.00	-9,280.00	13,000.00
Total Grounds Care	4,661.25	1,374.99	-3,286.26	23,712.31	16,500.00	-7,212.31	16,500.00
Insurance and Taxes							
Insurance	0.00	208.33	208.33	2,731.00	2,500.00	-231.00	2,500.00
Other Taxes	0.00	0.00	0.00	18.42	0.00	-18.42	0.00
Total Insurance and Taxes	0.00	208.33	208.33	2,749.42	2,500.00	-249.42	2,500.00
Utilities							
Trash Removal	0.00	1,083.33	1,083.33	13,516.92	13,000.00	-516.92	13,000.00
Total Utilities	0.00	1,083.33	1,083.33	13,516.92	13,000.00	-516.92	13,000.00

Annual Budget Comparison- Monthly Reporting

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	5,111.25	3,477.87	-1,633.38	50,012.69	41,735.00	-8,277.69	41,735.00
Total Operating Income	5,218.62	5,201.66	16.96	62,989.76	62,420.00	569.76	62,420.00
Total Operating Expense	5,111.25	3,477.87	-1,633.38	50,012.69	41,735.00	-8,277.69	41,735.00
NOI - Net Operating Income	107.37	1,723.79	-1,616.42	12,977.07	20,685.00	-7,707.93	20,685.00
Other Income							
Non Operating Income							
Reserve Transfer	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00	18,720.00
Total Non Operating Income	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00	18,720.00
Total Other Income	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00	18,720.00
Other Expense							
Non Operating Expenses							
Reserve Transfer	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00	18,720.00
Asphalt/Road	0.00	-49.85	-49.85	0.00	-598.21	-598.21	-598.21
Total Non Operating Expenses	1,560.00	1,510.15	-49.85	18,720.00	18,121.79	-598.21	18,121.79
Total Other Expense	1,560.00	1,510.15	-49.85	18,720.00	18,121.79	-598.21	18,121.79
Net Other Income	0.00	49.85	-49.85	0.00	598.21	-598.21	598.21
Total Income	6,778.62	6,761.66	16.96	81,709.76	81,140.00	569.76	81,140.00
Total Expense	6,671.25	4,988.02	-1,683.23	68,732.69	59,856.79	-8,875.90	59,856.79
Net Income	107.37	1,773.64	-1,666.27	12,977.07	21,283.21	-8,306.14	21,283.21

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**Created By:** All**GL Accounts:** All**Bill Status:** All**Date Type:** Payment Date**Date Range:** 03/01/2023 to 03/31/2023**Show Reversed Transactions:** No

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
5260 - Snow Removal											
02202414	03/01/2023	03/15/2023	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	4,661.25	0.00	1210	03/29/2023	Jan 2023 snow removal
5500 - Management Fee K3											
	03/07/2023	03/07/2023	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	1209	03/07/2023	Management Fee K3 for 03/2023
Total							5,111.25	0.00			

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: 03/31/2023

Homeowner	Past Due
Willow Springs Block 3 - 16405-16555 Wild Berry Road; 16670-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465	
Cassie Augustine	0.00
Jack and Suzanne McGarry	-100.00
Kelly Beninga	100.00
Bill Hein and Debra Kinzie	0.00
David and Susan Kubes	-100.00
Bob and Carolyn DeRaad	0.00
Karen Sims	0.00
Gary Molinari and Lori Rickert	0.00
Donald and Sarah Halloran	-100.00
Myron Goldstein	-200.00
Roderick Lamond	100.00
George and Jackie Yost	0.00
Todd and Adrienne Houghton	0.00
Jeff and Shirley Bowen	-300.00
Camoren Schley	-100.00
Dan and Magen Constantinescu	0.00
Phillip Pettus	0.00
Herb and Laura Cunitz	-100.00
Steve Staller and Rita Olson	-106.53
Hal and Corinne Copeland	0.00
Kirsten Medeiros	0.00
Larry and Linda Fitzsimons	0.00
Lee and Lynette Jones	0.00
Douglas Bry and Jill Parker	-264.25
The Michael and Michelle Moselle Living Trust	-100.00
Michael S. Windemuller	0.00
Jim and Holly Pinto	-141.00
Renee Brune	0.00
Kirk and Marie Guldbeck	-300.00
Steve and Jane Roe	0.00
Ann Mullins	0.00
Robert and Barbara Wilson	0.00

Dues Roll- Monthly Reporting

Homeowner	Past Due
Thomas and Diane Servas	0.00
Patrick and Deborah Notch	-100.00
Meredith Williams	-100.00
Leif and Ann Nelson	-70.00
Cindi Lapp and Chris Sherry	-1,200.00
Bill and Judy Davis	-500.00
CSW Capital LLC	-100.00
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.	-100.00
Lori Hamilton	-900.00
Steve and Ann Collings	0.00
Corey and Lori Lyons	0.00
John and Kay Potter	0.00
Phil and Marsha Wright	0.00
Ted and Allison Gorab	-100.00
Bruce and Kathy Riley	-100.00
Andre and Linda Gonzalez	0.00
	-4,981.78
Total	-4,981.78