

Balance Sheet

Properties: Willow Springs Block 3 - 16254-16555 Wild Berry Road; 16250-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive
Morrison, CO 80465

As of: 03/31/2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Bank Account	30,705.18
Money Market - Reserve	61,233.68
Total Cash	91,938.86
TOTAL ASSETS	91,938.86
LIABILITIES & CAPITAL	
Liabilities	
Owner Prepaid Assessments	9,075.25
Total Liabilities	9,075.25
Capital	
Retained Earnings	-13,433.28
Retained Earnings Reserve Repl.	121,774.47
Operating Fund Equity	11,988.00
Current Year Earnings/Loss	427.00
Calculated Retained Earnings	-74,210.74
Calculated Prior Years Retained Earnings	36,318.16
Total Capital	82,863.61
TOTAL LIABILITIES & CAPITAL	91,938.86

Annual Budget - Comparative

Properties: Willow Springs Block 3 - 16254-16555 Wild Berry Road; 16250-16940 Wild Plum Circle; 5939-6019 Willow Springs Drive Morrison, CO 80465

As of: Mar 2026

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	4,000.00	4,160.00	-160.00	49,780.00	49,920.00	-140.00	49,920.00
Reserve Contribution	1,500.00	1,560.00	-60.00	18,660.00	18,720.00	-60.00	18,720.00
Interest Income	15.57	16.66	-1.09	1,112.24	200.00	912.24	200.00
Total Operating Income	5,515.57	5,736.66	-221.09	69,552.24	68,840.00	712.24	68,840.00
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	27.50	27.50	340.00	330.00	-10.00	330.00
Legal fees	0.00	62.50	62.50	0.00	750.00	750.00	750.00
Licenses/Fees	0.00	5.83	5.83	69.00	70.00	1.00	70.00
Postage/Delivery	0.00	8.33	8.33	11.00	100.00	89.00	100.00
Special Events Promo	0.00	95.83	95.83	1,064.28	1,150.00	85.72	1,150.00
Web Site Admin	0.00	20.83	20.83	227.05	250.00	22.95	250.00
Open Space	0.00	260.00	260.00	3,120.00	3,120.00	0.00	3,120.00
Total Administration	450.00	930.82	480.82	10,231.33	11,170.00	938.67	11,170.00
Grounds Care							
Other Grounds Care	9,237.30	145.83	-9,091.47	11,161.09	1,750.00	-9,411.09	1,750.00
Snow Removal	0.00	1,567.41	1,567.41	6,040.78	18,809.00	12,768.22	18,809.00
Total Grounds Care	9,237.30	1,713.24	-7,524.06	17,201.87	20,559.00	3,357.13	20,559.00
Insurance and Taxes							
Insurance	0.00	291.66	291.66	3,160.00	3,500.00	340.00	3,500.00
Other Taxes	0.00	1.66	1.66	0.00	20.00	20.00	20.00
Total Insurance and Taxes	0.00	293.32	293.32	3,160.00	3,520.00	360.00	3,520.00
Utilities							
Trash Removal	0.00	1,166.66	1,166.66	14,308.44	14,000.00	-308.44	14,000.00
Total Utilities	0.00	1,166.66	1,166.66	14,308.44	14,000.00	-308.44	14,000.00
Total Operating Expense	9,687.30	4,104.04	-5,583.26	44,901.64	49,249.00	4,347.36	49,249.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income	5,515.57	5,736.66	-221.09	69,552.24	68,840.00	712.24	68,840.00
Total Operating Expense	9,687.30	4,104.04	-5,583.26	44,901.64	49,249.00	4,347.36	49,249.00
NOI - Net Operating Income	-4,171.73	1,632.62	-5,804.35	24,650.60	19,591.00	5,059.60	19,591.00
Other Income							
Non Operating Income							
Special Assessment Income	0.00	0.00	0.00	130,000.00	195,000.00	-65,000.00	195,000.00
Reserve Transfer	1,560.00	1,560.00	0.00	-82,871.16	18,720.00	-101,591.16	18,720.00
Total Non Operating Income	1,560.00	1,560.00	0.00	47,128.84	213,720.00	-166,591.16	213,720.00
Total Other Income	1,560.00	1,560.00	0.00	47,128.84	213,720.00	-166,591.16	213,720.00
Other Expense							
Non Operating Expenses							
Reserve Transfer	1,560.00	1,560.00	0.00	-82,871.16	18,720.00	101,591.16	18,720.00
Asphalt/Road	-538.59	0.00	538.59	223,386.34	195,000.00	-28,386.34	195,000.00
Drainage / Culvert	0.00	0.00	0.00	5,475.00	0.00	-5,475.00	0.00
Total Non Operating Expenses	1,021.41	1,560.00	538.59	145,990.18	213,720.00	67,729.82	213,720.00
Total Other Expense	1,021.41	1,560.00	538.59	145,990.18	213,720.00	67,729.82	213,720.00
Net Other Income	538.59	0.00	538.59	-98,861.34	0.00	-98,861.34	0.00
Total Income	7,075.57	7,296.66	-221.09	116,681.08	282,560.00	-165,878.92	282,560.00
Total Expense	10,708.71	5,664.04	-5,044.67	190,891.82	262,969.00	72,077.18	262,969.00
Net Income	-3,633.14	1,632.62	-5,265.76	-74,210.74	19,591.00	-93,801.74	19,591.00

Willow Springs Block 3 - 2026/2027 Budget Summary

Account Name	2026-2027 Budget	
Income		
Regular Assessments GCE	49,920.00	**No Increase in Monthly Dues**
Reserve Contribution	18,720.00	
Interest Income	200.00	
Total Budgeted Operating Income	68,840.00	
Expense		
Administration		
Management Fee K3	5,400.00	
Professional Fees	330.00	
Legal fees	750.00	
Licenses/Fees	70.00	
Postage/Delivery	100.00	
Special Events Promo	1,150.00	
Web Site Admin	250.00	
Open Space	3,120.00	
Total Administration	11,170.00	
Grounds Care		
Other Grounds Care	1,750.00	
Snow Removal	18,809.00	
Total Grounds Care	20,559.00	
Insurance and Taxes		
Insurance	3,500.00	
Other Taxes	20.00	
Total Insurance and Taxes	3,520.00	
Utilities		
Trash Removal	14,000.00	
Total Utilities	14,000.00	
Total Budgeted Operating Expense	49,249.00	
Total Budgeted Operating Income	68,840.00	
Total Budgeted Operating Expense	49,249.00	
NOI - Net Operating Income	19,591.00	
Other Income		
Non Operating Income		
Reserve Transfer	18,720.00	
Total Non Operating Income	18,720.00	
Total Budgeted Other Income	18,720.00	
Other Expense		
Non Operating Expenses		
Reserve Transfer	18,720.00	
Total Non Operating Expenses	18,720.00	
Total Budgeted Other Expense	18,720.00	
Net Other Income	0.00	
Total Budgeted Income	87,560.00	
Total Budgeted Expense	67,969.00	
Net Income	19,591.00	