

Prepared for

# WILLOW CREEK #3

OCTOBER 31, 2018

## Operating Report

Prepared By:



SPECTRUM COMMERCIAL REAL ESTATE SOLUTIONS  
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**Willow Creek III Homeowners' Association, Inc.**

**Balance Sheet**

**10/31/2018**

**Assets**

Operating Cash & Investments

1010.001 - Checking-General Operating-Fortis	\$125,692.28
1010.002 - General Op- MM RBC 09637	\$33,511.18
1010.012 - Due to/ (from) Operating	\$12,750.46
1010.015 - Debit Card	\$4,000.00
<u>Operating Cash &amp; Investments Total</u>	<u>\$175,953.92</u>

Accounts Receivable

1110 - Accounts Receivable-HOA	\$17,238.48
<u>Accounts Receivable Total</u>	<u>\$17,238.48</u>

Other Assets

1125 - Prepaid Expenses	\$5,688.56
1130 - Prepaid Insurance	\$4,114.12
1160 - Allowance for Bad Debt	(\$6,500.00)
<u>Other Assets Total</u>	<u>\$3,302.68</u>

Townhouse Operating Cash

1011.001 - Townhouse Op-Fortis	\$27,209.51
1011.002 - Townhouse Op MM-RBC 09635	\$16,965.10
1011.012 - Due to/(from) Townhouse Operating	(\$1,222.73)
<u>Townhouse Operating Cash Total</u>	<u>\$42,951.88</u>

Water Operating Cash

1012.001 - Water Fund-Fortis	\$6,558.61
1012.012 - Due to/(from) Water	(\$11,267.03)
<u>Water Operating Cash Total</u>	<u>(\$4,708.42)</u>

General Reserves

1015.001 - General Reserve-RBC 9631	\$490,236.78
1015.012 - Reserve CDs & Other Short Term	(\$5,851.01)
1015.014 - Reserves ACC Interest	\$592.65
1015.015 - RS Securities for Sale 34	\$352.57
1015.016 - Due to/ (from) General Reserves	\$3,884.30
<u>General Reserves Total</u>	<u>\$489,215.29</u>

Townhouse Reserve Cash

1016.001 - Townhouse Reserve RBC-9630	\$143,674.91
1016.012 - Due to/(from) Townhome Reserves	(\$4,145.00)
1016.013 - TH Reserve Accrued Interest	\$140.68
<u>Townhouse Reserve Cash Total</u>	<u>\$139,670.59</u>

Willow Creek III Homeowners' Association, Inc.

Balance Sheet

10/31/2018

<i>Assets Total</i>			\$863,624.42
<b>Liabilities and Equity</b>			
<u>Accounts Payable</u>			
2015 - Prepaid Assessments		\$23,429.22	
2020 - Accounts Payable-Prior Mgmt		(\$34,361.26)	
<u>Accounts Payable Total</u>		<hr/>	(\$10,932.04)
<u>Capital</u>			
3015 - Operating Retained Earnings		\$201,744.57	
3015.001 - Reserve Equity		\$542,077.06	
3015.002 - Townhome Retained Earnings-Prior		\$6,145.07	
3015.003 - Townhome Reserves RE Prior Year		\$47,545.03	
3015.004 - Water Retained Earnings		\$13,124.70	
<u>Capital Total</u>		<hr/>	\$810,636.43
<u>Retained Earnings</u>			(\$22,348.48)
<u>Net Income</u>			\$86,268.51
<i>Liabilities &amp; Equity Total</i>			\$863,624.42

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT-CONSOLIDATED**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>Income</u>								
4020 - ACC Fine	\$100.00	\$0.00	\$100.00	\$1,750.00	\$0.00	\$1,750.00	\$0.00	(\$1,750.00)
4025 - Clubhouse Fees	\$575.00	\$0.00	\$575.00	\$5,420.00	\$0.00	\$5,420.00	\$0.00	(\$5,420.00)
4030 - Late Fee Income	\$90.00	\$0.00	\$90.00	\$1,521.95	\$0.00	\$1,521.95	\$0.00	(\$1,521.95)
4035 - Member Dues	\$59,914.00	\$60,016.00	(\$102.00)	\$599,872.00	\$600,160.00	(\$288.00)	\$720,192.00	\$120,320.00
4040 - Operating Fund Interest	\$24.24	\$0.00	\$24.24	\$181.00	\$0.00	\$181.00	\$0.00	(\$181.00)
4050 - Water Admin Fees-Income	\$0.00	\$0.00	\$0.00	\$192.10	\$0.00	\$192.10	\$0.00	(\$192.10)
4055 - Tennis Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00	(\$2,600.00)	\$2,600.00	\$2,600.00
<b>Total Income</b>	<b>\$60,703.24</b>	<b>\$60,016.00</b>	<b>\$687.24</b>	<b>\$608,937.05</b>	<b>\$602,760.00</b>	<b>\$6,177.05</b>	<b>\$722,792.00</b>	<b>\$113,854.95</b>
<u>Townhome Revenues</u>								
7300 - Townhome Dues	\$1,773.00	\$1,773.00	\$0.00	\$17,730.00	\$17,730.00	\$0.00	\$21,276.00	\$3,546.00
7310 - Townhome Operating Interest	\$5.41	\$0.00	\$5.41	\$29.90	\$0.00	\$29.90	\$0.00	(\$29.90)
<b>Total Townhome Revenues</b>	<b>\$1,778.41</b>	<b>\$1,773.00</b>	<b>\$5.41</b>	<b>\$17,759.90</b>	<b>\$17,730.00</b>	<b>\$29.90</b>	<b>\$21,276.00</b>	<b>\$3,516.10</b>
<u>Water Revenue</u>								
7482 - Water Dues	\$2,955.00	\$2,955.00	\$0.00	\$29,550.00	\$29,550.00	\$0.00	\$35,460.00	\$5,910.00
7485 - Water Fund Interest	\$0.37	\$0.00	\$0.37	\$2.87	\$0.00	\$2.87	\$0.00	(\$2.87)
<b>Total Water Revenue</b>	<b>\$2,955.37</b>	<b>\$2,955.00</b>	<b>\$0.37</b>	<b>\$29,552.87</b>	<b>\$29,550.00</b>	<b>\$2.87</b>	<b>\$35,460.00</b>	<b>\$5,907.13</b>
<u>Other Income</u>								
4270 - Keys/Fobs/Garage Openers	\$0.00	\$0.00	\$0.00	\$155.00	\$0.00	\$155.00	\$0.00	(\$155.00)
4410 - Water Admin Fees-Income	\$108.22	\$90.00	\$18.22	\$750.49	\$900.00	(\$149.51)	\$1,080.00	\$329.51
<b>Total Other Income</b>	<b>\$108.22</b>	<b>\$90.00</b>	<b>\$18.22</b>	<b>\$905.49</b>	<b>\$900.00</b>	<b>\$5.49</b>	<b>\$1,080.00</b>	<b>\$174.51</b>
<b>Total Income</b>	<b>\$65,545.24</b>	<b>\$64,834.00</b>	<b>\$711.24</b>	<b>\$657,155.31</b>	<b>\$650,940.00</b>	<b>\$6,215.31</b>	<b>\$780,608.00</b>	<b>\$123,452.69</b>
<b>Expense</b>								
<u>Administrative Expense</u>								
5020 - Audit Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00	\$5,250.00	\$5,250.00	\$5,250.00
5030 - HOA Elections	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
5050 - Insurance	\$0.00	\$0.00	\$0.00	\$9,881.00	\$13,500.00	\$3,619.00	\$13,500.00	\$3,619.00
5060 - Legal HOA	\$0.00	\$0.00	\$0.00	(\$619.70)	\$2,500.00	\$3,119.70	\$2,500.00	\$3,119.70
5080 - Legal Services	\$2,456.50	\$0.00	(\$2,456.50)	\$4,033.50	\$500.00	(\$3,533.50)	\$500.00	(\$3,533.50)
5090 - Management Fees	\$4,500.00	\$5,000.00	\$500.00	\$45,000.00	\$50,000.00	\$5,000.00	\$59,400.00	\$14,400.00
5110 - Other Admin Expenses	\$97.29	\$500.00	\$402.71	\$8,054.04	\$10,523.00	\$2,468.96	\$11,523.00	\$3,468.96
5115 - Postage/Office Supplies	\$828.12	\$0.00	(\$828.12)	\$3,693.62	\$0.00	(\$3,693.62)	\$0.00	(\$3,693.62)
<b>Total Administrative Expense</b>	<b>\$7,881.91</b>	<b>\$5,500.00</b>	<b>(\$2,381.91)</b>	<b>\$70,042.46</b>	<b>\$83,773.00</b>	<b>\$13,730.54</b>	<b>\$94,173.00</b>	<b>\$24,130.54</b>
<u>Clubhouse</u>								
5610 - Clubhouse Building Maintenance	\$0.00	\$100.00	\$100.00	\$6,110.82	\$900.00	(\$5,210.82)	\$1,000.00	(\$5,110.82)
5620 - Clubhouse Cleaning & Supplies	\$0.00	\$0.00	\$0.00	\$1,237.39	\$2,300.00	\$1,062.61	\$2,500.00	\$1,262.61
5630 - Clubhouse Management Contract	\$445.00	\$125.00	(\$320.00)	\$4,337.64	\$1,250.00	(\$3,087.64)	\$1,500.00	(\$2,837.64)
5640 - Clubhouse Parking Lot Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00
<b>Total Clubhouse</b>	<b>\$445.00</b>	<b>\$225.00</b>	<b>(\$220.00)</b>	<b>\$11,685.85</b>	<b>\$5,200.00</b>	<b>(\$6,485.85)</b>	<b>\$5,750.00</b>	<b>(\$5,935.85)</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT-CONSOLIDATED**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Committees</u>								
5220 - Community Service Award	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
5230 - Newsletter Publishing	\$325.86	\$365.00	\$39.14	\$3,257.53	\$3,650.00	\$392.47	\$4,380.00	\$1,122.47
5240 - Social/Welcome	\$0.00	\$0.00	\$0.00	\$100.99	\$3,000.00	\$2,899.01	\$4,000.00	\$3,899.01
<b>Total Committees</b>	<b>\$325.86</b>	<b>\$865.00</b>	<b>\$539.14</b>	<b>\$3,358.52</b>	<b>\$7,150.00</b>	<b>\$3,791.48</b>	<b>\$8,880.00</b>	<b>\$5,521.48</b>
<u>Grounds</u>								
5410 - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$6,170.24	\$0.00	(\$6,170.24)	\$0.00	(\$6,170.24)
5420 - Irrigation - Vendors	\$0.00	\$0.00	\$0.00	\$8,490.41	\$11,000.00	\$2,509.59	\$11,000.00	\$2,509.59
5430 - Irrigation - On-Site	\$0.00	\$5,000.00	\$5,000.00	\$17,868.84	\$18,000.00	\$131.16	\$18,000.00	\$131.16
5440 - Landscape Improvements	\$0.00	\$0.00	\$0.00	(\$1,495.02)	\$40,000.00	\$41,495.02	\$40,000.00	\$41,495.02
5450 - Landscape Contract	\$8,910.00	\$8,910.00	\$0.00	\$89,100.00	\$89,100.00	\$0.00	\$106,920.00	\$17,820.00
5460 - Replacement Tree & Shrub	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
5470 - Sidewalk & Path Repairs	\$0.00	\$0.00	\$0.00	\$2,426.82	\$3,000.00	\$573.18	\$3,000.00	\$573.18
5480 - Snow Removal	\$0.00	\$0.00	\$0.00	\$1,878.52	\$11,000.00	\$9,121.48	\$14,000.00	\$12,121.48
5490 - Tree Trimming & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
5500 - Weed & Pest Control	\$0.00	\$0.00	\$0.00	\$121.00	\$0.00	(\$121.00)	\$0.00	(\$121.00)
6720 - Lighting Repairs, Supplies	\$2,463.96	\$0.00	(\$2,463.96)	\$3,619.85	\$0.00	(\$3,619.85)	\$0.00	(\$3,619.85)
<b>Total Grounds</b>	<b>\$11,373.96</b>	<b>\$18,910.00</b>	<b>\$7,536.04</b>	<b>\$128,180.66</b>	<b>\$202,100.00</b>	<b>\$73,919.34</b>	<b>\$222,920.00</b>	<b>\$94,739.34</b>
<u>Tennis</u>								
5810 - Court Operations	\$0.00	\$0.00	\$0.00	\$2,799.00	\$1,000.00	(\$1,799.00)	\$1,000.00	(\$1,799.00)
<b>Total Tennis</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,799.00</b>	<b>\$1,000.00</b>	<b>(\$1,799.00)</b>	<b>\$1,000.00</b>	<b>(\$1,799.00)</b>
<u>Utilities</u>								
5310 - Electricity & Gas	\$2,000.56	\$500.00	(\$1,500.56)	\$12,369.37	\$10,963.00	(\$1,406.37)	\$11,971.00	(\$398.37)
5320 - Phone & Internet	\$212.92	\$123.00	(\$89.92)	\$1,205.18	\$1,230.00	\$24.82	\$1,476.00	\$270.82
5330 - Sewer	\$0.00	\$0.00	\$0.00	\$2,840.65	\$2,400.00	(\$440.65)	\$2,400.00	(\$440.65)
5340 - Storm Water	\$0.00	\$0.00	\$0.00	\$4,609.98	\$4,600.00	(\$9.98)	\$4,600.00	(\$9.98)
5350 - Trash Collection	\$6,427.20	\$6,323.00	(\$104.20)	\$63,811.41	\$63,230.00	(\$581.41)	\$75,876.00	\$12,064.59
5360 - Water	\$12,985.58	\$1,600.00	(\$11,385.58)	\$63,195.55	\$74,423.00	\$11,227.45	\$75,223.00	\$12,027.45
<b>Total Utilities</b>	<b>\$21,626.26</b>	<b>\$8,546.00</b>	<b>(\$13,080.26)</b>	<b>\$148,032.14</b>	<b>\$156,846.00</b>	<b>\$8,813.86</b>	<b>\$171,546.00</b>	<b>\$23,513.86</b>
<u>Pool</u>								
5700 - Pool Chemical & Supplies	\$997.56	\$0.00	(\$997.56)	\$4,851.56	\$7,500.00	\$2,648.44	\$7,500.00	\$2,648.44
5730 - Pool Activities	\$0.00	\$0.00	\$0.00	\$2,590.89	\$10,000.00	\$7,409.11	\$10,000.00	\$7,409.11
5740 - Pool Mgmt Contract	\$0.00	\$0.00	\$0.00	\$46,250.00	\$46,250.00	\$0.00	\$46,250.00	\$0.00
5760 - Pool Repair & Maintenance	\$115.00	\$0.00	(\$115.00)	\$6,378.25	\$2,000.00	(\$4,378.25)	\$2,000.00	(\$4,378.25)
<b>Total Pool</b>	<b>\$1,112.56</b>	<b>\$0.00</b>	<b>(\$1,112.56)</b>	<b>\$60,070.70</b>	<b>\$65,750.00</b>	<b>\$5,679.30</b>	<b>\$65,750.00</b>	<b>\$5,679.30</b>
<u>Funds Transfer</u>								
7010 - Transfer to Reserves	\$7,210.00	\$7,210.00	\$0.00	\$72,100.00	\$72,100.00	\$0.00	\$86,520.00	\$14,420.00
7020 - Transfer to Twn Operating	\$1,773.00	\$1,773.00	\$0.00	\$17,730.00	\$17,730.00	\$0.00	\$21,276.00	\$3,546.00
7030 - Transfer to Twn Reserves	\$2,758.00	\$2,758.00	\$0.00	\$27,580.00	\$27,580.00	\$0.00	\$33,096.00	\$5,516.00
7040 - Transfer to Water Operating	\$2,955.00	\$2,955.00	\$0.00	\$29,550.00	\$29,550.00	\$0.00	\$35,460.00	\$5,910.00
<b>Total Funds Transfer</b>	<b>\$14,696.00</b>	<b>\$14,696.00</b>	<b>\$0.00</b>	<b>\$146,960.00</b>	<b>\$146,960.00</b>	<b>\$0.00</b>	<b>\$176,352.00</b>	<b>\$29,392.00</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT-CONSOLIDATED**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Townhome Expenses</b>								
7452 - Alley Snow Removal	\$0.00	\$0.00	\$0.00	\$11,060.58	\$17,000.00	\$5,939.42	\$21,000.00	\$9,939.42
7460 - Townhome Repairs	\$0.00	\$0.00	\$0.00	\$432.00	\$0.00	(\$432.00)	\$0.00	(\$432.00)
<b>Total Townhome Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,492.58</b>	<b>\$17,000.00</b>	<b>\$5,507.42</b>	<b>\$21,000.00</b>	<b>\$9,507.42</b>
<b>Water Expense</b>								
7492 - Domestic Water	\$3,607.24	\$3,000.00	(\$607.24)	\$31,419.94	\$30,000.00	(\$1,419.94)	\$36,000.00	\$4,580.06
7495 - Water Administration Fee	\$108.22	\$90.00	(\$18.22)	\$942.59	\$900.00	(\$42.59)	\$1,080.00	\$137.41
<b>Total Water Expense</b>	<b>\$3,715.46</b>	<b>\$3,090.00</b>	<b>(\$625.46)</b>	<b>\$32,362.53</b>	<b>\$30,900.00</b>	<b>(\$1,462.53)</b>	<b>\$37,080.00</b>	<b>\$4,717.47</b>
<b>Total Expense</b>	<b>\$61,177.01</b>	<b>\$51,832.00</b>	<b>(\$9,345.01)</b>	<b>\$614,984.44</b>	<b>\$716,679.00</b>	<b>\$101,694.56</b>	<b>\$804,451.00</b>	<b>\$189,466.56</b>
<b>Operating Net Income</b>	<b>\$3,793.23</b>	<b>\$13,002.00</b>	<b>(\$9,208.77)</b>	<b>\$42,170.87</b>	<b>(\$65,739.00)</b>	<b>\$107,909.87</b>	<b>(\$23,843.00)</b>	<b>(\$66,013.87)</b>
<b>Reserve Income</b>								
<b>Reserve Income</b>								
7100 - Reserve Contribution	\$7,210.00	\$7,210.00	\$0.00	\$72,100.00	\$72,100.00	\$0.00	\$86,520.00	\$14,420.00
7102 - General Reserve Interest	\$298.07	\$0.00	\$298.07	\$4,137.69	\$0.00	\$4,137.69	\$0.00	(\$4,137.69)
7103 - Transfer to Townhome Reserves	\$0.00	\$0.00	\$0.00	(\$117,000.00)	\$0.00	(\$117,000.00)	\$0.00	\$117,000.00
<b>Total Reserve Income</b>	<b>\$7,508.07</b>	<b>\$7,210.00</b>	<b>\$298.07</b>	<b>(\$40,762.31)</b>	<b>\$72,100.00</b>	<b>(\$112,862.31)</b>	<b>\$86,520.00</b>	<b>\$127,282.31</b>
<b>Townhome Reserve Revenue</b>								
7462 - Twn Rserve Contribution	\$2,758.00	\$2,758.00	\$0.00	\$27,580.00	\$27,580.00	\$0.00	\$33,096.00	\$5,516.00
7463 - Transfer from Operating Reserves	\$0.00	\$0.00	\$0.00	\$117,000.00	\$0.00	\$117,000.00	\$0.00	(\$117,000.00)
7465 - Townhome Reserve Interest	\$55.72	\$0.00	\$55.72	\$1,007.39	\$0.00	\$1,007.39	\$0.00	(\$1,007.39)
7470 - Twn Reserve Gain (Loss)	(\$80.53)	\$0.00	(\$80.53)	(\$461.17)	\$0.00	(\$461.17)	\$0.00	\$461.17
<b>Total Townhome Reserve Revenue</b>	<b>\$2,733.19</b>	<b>\$2,758.00</b>	<b>(\$24.81)</b>	<b>\$145,126.22</b>	<b>\$27,580.00</b>	<b>\$117,546.22</b>	<b>\$33,096.00</b>	<b>(\$112,030.22)</b>
<b>Total Reserve Income</b>	<b>\$10,241.26</b>	<b>\$9,968.00</b>	<b>\$273.26</b>	<b>\$104,363.91</b>	<b>\$99,680.00</b>	<b>\$4,683.91</b>	<b>\$119,616.00</b>	<b>\$15,252.09</b>
<b>Reserve Expense</b>								
<b>Reserve Expense</b>								
7108 - Reserve Loss Sale Securities	\$583.64	\$0.00	(\$583.64)	(\$3,930.73)	\$0.00	\$3,930.73	\$0.00	\$3,930.73
7124 - Clubhouse Exterior Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$3,255.00	\$3,255.00	\$3,255.00	\$3,255.00
7126 - Park Furnishing	\$0.00	\$0.00	\$0.00	\$0.00	\$6,046.00	\$6,046.00	\$6,046.00	\$6,046.00
7130 - Pool Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$3,937.00	\$3,937.00	\$3,937.00	\$3,937.00
7135 - Pool Repairs/Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$50,799.00	\$50,799.00	\$50,799.00	\$50,799.00
7160 - Timber Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$44,413.00	\$44,413.00	\$44,413.00	\$44,413.00
7205 - Concrete Sidewalks	\$4,145.00	\$0.00	(\$4,145.00)	\$4,145.00	\$5,000.00	\$855.00	\$5,000.00	\$855.00
7210 - Asphalt Paths Rpr/Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$57,039.00	\$57,039.00	\$57,039.00	\$57,039.00
7250 - Wood & Iron Fence Repair & Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$83,006.00	\$83,006.00	\$83,006.00	\$83,006.00
7145 - Shade Structure	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
7245 - Clubhouse HVAC System	\$0.00	\$0.00	\$0.00	\$7,258.00	\$0.00	(\$7,258.00)	\$0.00	(\$7,258.00)
<b>Total Reserve Expense</b>	<b>\$4,728.64</b>	<b>\$0.00</b>	<b>(\$4,728.64)</b>	<b>\$7,472.27</b>	<b>\$260,995.00</b>	<b>\$253,522.73</b>	<b>\$260,995.00</b>	<b>\$253,522.73</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT-CONSOLIDATED**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Townhome Reserve Expense</u>								
7475 - Alley Expenses	\$0.00	\$0.00	\$0.00	\$52,794.00	\$75,000.00	\$22,206.00	\$75,000.00	\$22,206.00
<b>Total Townhome Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$52,794.00</b>	<b>\$75,000.00</b>	<b>\$22,206.00</b>	<b>\$75,000.00</b>	<b>\$22,206.00</b>
<b>Total Reserve Expense</b>	<b>\$4,728.64</b>	<b>\$0.00</b>	<b>(\$4,728.64)</b>	<b>\$60,266.27</b>	<b>\$335,995.00</b>	<b>\$275,728.73</b>	<b>\$335,995.00</b>	<b>\$275,728.73</b>
<b>Reserve Net Income</b>	<b>\$5,512.62</b>	<b>\$9,968.00</b>	<b>(\$4,455.38)</b>	<b>\$44,097.64</b>	<b>(\$236,315.00)</b>	<b>\$280,412.64</b>	<b>(\$216,379.00)</b>	<b>(\$260,476.64)</b>
<b>Net Income</b>	<b>\$9,880.85</b>	<b>\$22,970.00</b>	<b>(\$13,089.15)</b>	<b>\$86,268.51</b>	<b>(\$302,054.00)</b>	<b>\$388,322.51</b>	<b>(\$240,222.00)</b>	<b>(\$326,490.51)</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - General Operating**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>Income</u>								
4020 - ACC Fine	\$100.00	\$0.00	\$100.00	\$1,750.00	\$0.00	\$1,750.00	\$0.00	(\$1,750.00)
4025 - Clubhouse Fees	\$575.00	\$0.00	\$575.00	\$5,420.00	\$0.00	\$5,420.00	\$0.00	(\$5,420.00)
4030 - Late Fee Income	\$90.00	\$0.00	\$90.00	\$1,521.95	\$0.00	\$1,521.95	\$0.00	(\$1,521.95)
4035 - Member Dues	\$59,914.00	\$60,016.00	(\$102.00)	\$599,872.00	\$600,160.00	(\$288.00)	\$720,192.00	\$120,320.00
4040 - Operating Fund Interest	\$24.24	\$0.00	\$24.24	\$181.00	\$0.00	\$181.00	\$0.00	(\$181.00)
4050 - Water Admin Fees-Income	\$0.00	\$0.00	\$0.00	\$192.10	\$0.00	\$192.10	\$0.00	(\$192.10)
4055 - Tennis Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00	(\$2,600.00)	\$2,600.00	\$2,600.00
<b>Total Income</b>	<b>\$60,703.24</b>	<b>\$60,016.00</b>	<b>\$687.24</b>	<b>\$608,937.05</b>	<b>\$602,760.00</b>	<b>\$6,177.05</b>	<b>\$722,792.00</b>	<b>\$113,854.95</b>
<u>Other Income</u>								
4270 - Keys/Fobs/Garage Openers	\$0.00	\$0.00	\$0.00	\$155.00	\$0.00	\$155.00	\$0.00	(\$155.00)
4410 - Water Admin Fees-Income	\$108.22	\$90.00	\$18.22	\$750.49	\$900.00	(\$149.51)	\$1,080.00	\$329.51
<b>Total Other Income</b>	<b>\$108.22</b>	<b>\$90.00</b>	<b>\$18.22</b>	<b>\$905.49</b>	<b>\$900.00</b>	<b>\$5.49</b>	<b>\$1,080.00</b>	<b>\$174.51</b>
<b>Total Income</b>	<b>\$60,811.46</b>	<b>\$60,106.00</b>	<b>\$705.46</b>	<b>\$609,842.54</b>	<b>\$603,660.00</b>	<b>\$6,182.54</b>	<b>\$723,872.00</b>	<b>\$114,029.46</b>
<b>Expense</b>								
<u>Administrative Expense</u>								
5020 - Audit Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00	\$5,250.00	\$5,250.00	\$5,250.00
5030 - HOA Elections	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
5050 - Insurance	\$0.00	\$0.00	\$0.00	\$9,881.00	\$13,500.00	\$3,619.00	\$13,500.00	\$3,619.00
5060 - Legal HOA	\$0.00	\$0.00	\$0.00	(\$619.70)	\$2,500.00	\$3,119.70	\$2,500.00	\$3,119.70
5080 - Legal Services	\$2,456.50	\$0.00	(\$2,456.50)	\$4,033.50	\$500.00	(\$3,533.50)	\$500.00	(\$3,533.50)
5090 - Management Fees	\$4,500.00	\$5,000.00	\$500.00	\$45,000.00	\$50,000.00	\$5,000.00	\$59,400.00	\$14,400.00
5110 - Other Admin Expenses	\$97.29	\$500.00	\$402.71	\$8,054.04	\$10,523.00	\$2,468.96	\$11,523.00	\$3,468.96
5115 - Postage/Office Supplies	\$828.12	\$0.00	(\$828.12)	\$3,693.62	\$0.00	(\$3,693.62)	\$0.00	(\$3,693.62)
<b>Total Administrative Expense</b>	<b>\$7,881.91</b>	<b>\$5,500.00</b>	<b>(\$2,381.91)</b>	<b>\$70,042.46</b>	<b>\$83,773.00</b>	<b>\$13,730.54</b>	<b>\$94,173.00</b>	<b>\$24,130.54</b>
<u>Clubhouse</u>								
5610 - Clubhouse Building Maintenance	\$0.00	\$100.00	\$100.00	\$6,110.82	\$900.00	(\$5,210.82)	\$1,000.00	(\$5,110.82)
5620 - Clubhouse Cleaning & Supplies	\$0.00	\$0.00	\$0.00	\$1,237.39	\$2,300.00	\$1,062.61	\$2,500.00	\$1,262.61
5630 - Clubhouse Management Contract	\$445.00	\$125.00	(\$320.00)	\$4,337.64	\$1,250.00	(\$3,087.64)	\$1,500.00	(\$2,837.64)
5640 - Clubhouse Parking Lot Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00
<b>Total Clubhouse</b>	<b>\$445.00</b>	<b>\$225.00</b>	<b>(\$220.00)</b>	<b>\$11,685.85</b>	<b>\$5,200.00</b>	<b>(\$6,485.85)</b>	<b>\$5,750.00</b>	<b>(\$5,935.85)</b>



**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - General Operating**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Committees</u>								
5220 - Community Service Award	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
5230 - Newsletter Publishing	\$325.86	\$365.00	\$39.14	\$3,257.53	\$3,650.00	\$392.47	\$4,380.00	\$1,122.47
5240 - Social/Welcome	\$0.00	\$0.00	\$0.00	\$100.99	\$3,000.00	\$2,899.01	\$4,000.00	\$3,899.01
<b>Total Committees</b>	<b>\$325.86</b>	<b>\$865.00</b>	<b>\$539.14</b>	<b>\$3,358.52</b>	<b>\$7,150.00</b>	<b>\$3,791.48</b>	<b>\$8,880.00</b>	<b>\$5,521.48</b>
<u>Grounds</u>								
5410 - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$6,170.24	\$0.00	(\$6,170.24)	\$0.00	(\$6,170.24)
5420 - Irrigation - Vendors	\$0.00	\$0.00	\$0.00	\$8,490.41	\$11,000.00	\$2,509.59	\$11,000.00	\$2,509.59
5430 - Irrigation - On-Site	\$0.00	\$5,000.00	\$5,000.00	\$17,868.84	\$18,000.00	\$131.16	\$18,000.00	\$131.16
5440 - Landscape Improvements	\$0.00	\$0.00	\$0.00	(\$1,495.02)	\$40,000.00	\$41,495.02	\$40,000.00	\$41,495.02
5450 - Landscape Contract	\$8,910.00	\$8,910.00	\$0.00	\$89,100.00	\$89,100.00	\$0.00	\$106,920.00	\$17,820.00
5460 - Replacement Tree & Shrub	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
5470 - Sidewalk & Path Repairs	\$0.00	\$0.00	\$0.00	\$2,426.82	\$3,000.00	\$573.18	\$3,000.00	\$573.18
5480 - Snow Removal	\$0.00	\$0.00	\$0.00	\$1,878.52	\$11,000.00	\$9,121.48	\$14,000.00	\$12,121.48
5490 - Tree Trimming & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
5500 - Weed & Pest Control	\$0.00	\$0.00	\$0.00	\$121.00	\$0.00	(\$121.00)	\$0.00	(\$121.00)
6720 - Lighting Repairs, Supplies	\$2,463.96	\$0.00	(\$2,463.96)	\$3,619.85	\$0.00	(\$3,619.85)	\$0.00	(\$3,619.85)
<b>Total Grounds</b>	<b>\$11,373.96</b>	<b>\$18,910.00</b>	<b>\$7,536.04</b>	<b>\$128,180.66</b>	<b>\$202,100.00</b>	<b>\$73,919.34</b>	<b>\$222,920.00</b>	<b>\$94,739.34</b>
<u>Tennis</u>								
5810 - Court Operations	\$0.00	\$0.00	\$0.00	\$2,799.00	\$1,000.00	(\$1,799.00)	\$1,000.00	(\$1,799.00)
<b>Total Tennis</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,799.00</b>	<b>\$1,000.00</b>	<b>(\$1,799.00)</b>	<b>\$1,000.00</b>	<b>(\$1,799.00)</b>
<u>Utilities</u>								
5310 - Electricity & Gas	\$2,000.56	\$500.00	(\$1,500.56)	\$12,369.37	\$10,963.00	(\$1,406.37)	\$11,971.00	(\$398.37)
5320 - Phone & Internet	\$212.92	\$123.00	(\$89.92)	\$1,205.18	\$1,230.00	\$24.82	\$1,476.00	\$270.82
5330 - Sewer	\$0.00	\$0.00	\$0.00	\$2,840.65	\$2,400.00	(\$440.65)	\$2,400.00	(\$440.65)
5340 - Storm Water	\$0.00	\$0.00	\$0.00	\$4,609.98	\$4,600.00	(\$9.98)	\$4,600.00	(\$9.98)
5350 - Trash Collection	\$6,427.20	\$6,323.00	(\$104.20)	\$63,811.41	\$63,230.00	(\$581.41)	\$75,876.00	\$12,064.59
5360 - Water	\$12,985.58	\$1,600.00	(\$11,385.58)	\$63,195.55	\$74,423.00	\$11,227.45	\$75,223.00	\$12,027.45
<b>Total Utilities</b>	<b>\$21,626.26</b>	<b>\$8,546.00</b>	<b>(\$13,080.26)</b>	<b>\$148,032.14</b>	<b>\$156,846.00</b>	<b>\$8,813.86</b>	<b>\$171,546.00</b>	<b>\$23,513.86</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - General Operating**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Pool</u>								
5700 - Pool Chemical & Supplies	\$997.56	\$0.00	(\$997.56)	\$4,851.56	\$7,500.00	\$2,648.44	\$7,500.00	\$2,648.44
5730 - Pool Activities	\$0.00	\$0.00	\$0.00	\$2,590.89	\$10,000.00	\$7,409.11	\$10,000.00	\$7,409.11
5740 - Pool Mgmt Contract	\$0.00	\$0.00	\$0.00	\$46,250.00	\$46,250.00	\$0.00	\$46,250.00	\$0.00
5760 - Pool Repair & Maintenance	\$115.00	\$0.00	(\$115.00)	\$6,378.25	\$2,000.00	(\$4,378.25)	\$2,000.00	(\$4,378.25)
<b>Total Pool</b>	<b>\$1,112.56</b>	<b>\$0.00</b>	<b>(\$1,112.56)</b>	<b>\$60,070.70</b>	<b>\$65,750.00</b>	<b>\$5,679.30</b>	<b>\$65,750.00</b>	<b>\$5,679.30</b>
<u>Funds Transfer</u>								
7010 - Transfer to Reserves	\$7,210.00	\$7,210.00	\$0.00	\$72,100.00	\$72,100.00	\$0.00	\$86,520.00	\$14,420.00
7020 - Transfer to Twn Operating	\$1,773.00	\$1,773.00	\$0.00	\$17,730.00	\$17,730.00	\$0.00	\$21,276.00	\$3,546.00
7030 - Transfer to Twn Reserves	\$2,758.00	\$2,758.00	\$0.00	\$27,580.00	\$27,580.00	\$0.00	\$33,096.00	\$5,516.00
7040 - Transfer to Water Operating	\$2,955.00	\$2,955.00	\$0.00	\$29,550.00	\$29,550.00	\$0.00	\$35,460.00	\$5,910.00
<b>Total Funds Transfer</b>	<b>\$14,696.00</b>	<b>\$14,696.00</b>	<b>\$0.00</b>	<b>\$146,960.00</b>	<b>\$146,960.00</b>	<b>\$0.00</b>	<b>\$176,352.00</b>	<b>\$29,392.00</b>
<b>Total Expense</b>	<b>\$57,461.55</b>	<b>\$48,742.00</b>	<b>(\$8,719.55)</b>	<b>\$571,129.33</b>	<b>\$668,779.00</b>	<b>\$97,649.67</b>	<b>\$746,371.00</b>	<b>\$175,241.67</b>
<b>General Operating Net Income</b>	<b>\$3,349.91</b>	<b>\$11,364.00</b>	<b>(\$8,014.09)</b>	<b>\$38,713.21</b>	<b>(\$65,119.00)</b>	<b>\$103,832.21</b>	<b>(\$22,499.00)</b>	<b>(\$61,212.21)</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - Townhome Operating**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>Townhome Revenues</u>								
7300 - Townhome Dues	\$1,773.00	\$1,773.00	\$0.00	\$17,730.00	\$17,730.00	\$0.00	\$21,276.00	\$3,546.00
7310 - Townhome Operating Interest	\$5.41	\$0.00	\$5.41	\$29.90	\$0.00	\$29.90	\$0.00	(\$29.90)
<b>Total Townhome Revenues</b>	<b>\$1,778.41</b>	<b>\$1,773.00</b>	<b>\$5.41</b>	<b>\$17,759.90</b>	<b>\$17,730.00</b>	<b>\$29.90</b>	<b>\$21,276.00</b>	<b>\$3,516.10</b>
<b>Total Income</b>	<b>\$1,778.41</b>	<b>\$1,773.00</b>	<b>\$5.41</b>	<b>\$17,759.90</b>	<b>\$17,730.00</b>	<b>\$29.90</b>	<b>\$21,276.00</b>	<b>\$3,516.10</b>
<b>Expense</b>								
<u>Townhome Expenses</u>								
7452 - Alley Snow Removal	\$0.00	\$0.00	\$0.00	\$11,060.58	\$17,000.00	\$5,939.42	\$21,000.00	\$9,939.42
7460 - Townhome Repairs	\$0.00	\$0.00	\$0.00	\$432.00	\$0.00	(\$432.00)	\$0.00	(\$432.00)
<b>Total Townhome Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,492.58</b>	<b>\$17,000.00</b>	<b>\$5,507.42</b>	<b>\$21,000.00</b>	<b>\$9,507.42</b>
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,492.58</b>	<b>\$17,000.00</b>	<b>\$5,507.42</b>	<b>\$21,000.00</b>	<b>\$9,507.42</b>
<b>Townhome Operating Net Income</b>	<b>\$1,778.41</b>	<b>\$1,773.00</b>	<b>\$5.41</b>	<b>\$6,267.32</b>	<b>\$730.00</b>	<b>\$5,537.32</b>	<b>\$276.00</b>	<b>(\$5,991.32)</b>

**Willow Creek Ill Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - Water**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>Water Revenue</u>								
7482 - Water Dues	\$2,955.00	\$2,955.00	\$0.00	\$29,550.00	\$29,550.00	\$0.00	\$35,460.00	\$5,910.00
7485 - Water Fund Interest	\$0.37	\$0.00	\$0.37	\$2.87	\$0.00	\$2.87	\$0.00	(\$2.87)
<b>Total Water Revenue</b>	<b>\$2,955.37</b>	<b>\$2,955.00</b>	<b>\$0.37</b>	<b>\$29,552.87</b>	<b>\$29,550.00</b>	<b>\$2.87</b>	<b>\$35,460.00</b>	<b>\$5,907.13</b>
<b>Total Income</b>	<b>\$2,955.37</b>	<b>\$2,955.00</b>	<b>\$0.37</b>	<b>\$29,552.87</b>	<b>\$29,550.00</b>	<b>\$2.87</b>	<b>\$35,460.00</b>	<b>\$5,907.13</b>
<b>Expense</b>								
<u>Water Expense</u>								
7492 - Domestic Water	\$3,607.24	\$3,000.00	(\$607.24)	\$31,419.94	\$30,000.00	(\$1,419.94)	\$36,000.00	\$4,580.06
7495 - Water Administration Fee	\$108.22	\$90.00	(\$18.22)	\$942.59	\$900.00	(\$42.59)	\$1,080.00	\$137.41
<b>Total Water Expense</b>	<b>\$3,715.46</b>	<b>\$3,090.00</b>	<b>(\$625.46)</b>	<b>\$32,362.53</b>	<b>\$30,900.00</b>	<b>(\$1,462.53)</b>	<b>\$37,080.00</b>	<b>\$4,717.47</b>
<b>Total Expense</b>	<b>\$3,715.46</b>	<b>\$3,090.00</b>	<b>(\$625.46)</b>	<b>\$32,362.53</b>	<b>\$30,900.00</b>	<b>(\$1,462.53)</b>	<b>\$37,080.00</b>	<b>\$4,717.47</b>
<b>Water Net Income</b>	<b>(\$760.09)</b>	<b>(\$135.00)</b>	<b>(\$625.09)</b>	<b>(\$2,809.66)</b>	<b>(\$1,350.00)</b>	<b>(\$1,459.66)</b>	<b>(\$1,620.00)</b>	<b>\$1,189.66</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - General Reserve**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>Reserve Income</u>								
7100 - Reserve Contribution	\$7,210.00	\$7,210.00	\$0.00	\$72,100.00	\$72,100.00	\$0.00	\$86,520.00	\$14,420.00
7102 - General Reserve Interest	\$298.07	\$0.00	\$298.07	\$4,137.69	\$0.00	\$4,137.69	\$0.00	(\$4,137.69)
7103 - Transfer to Townhome Reserves	\$0.00	\$0.00	\$0.00	(\$117,000.00)	\$0.00	(\$117,000.00)	\$0.00	\$117,000.00
<b>Total Reserve Income</b>	<b>\$7,508.07</b>	<b>\$7,210.00</b>	<b>\$298.07</b>	<b>(\$40,762.31)</b>	<b>\$72,100.00</b>	<b>(\$112,862.31)</b>	<b>\$86,520.00</b>	<b>\$127,282.31</b>
<b>Total Reserve Income</b>	<b>\$7,508.07</b>	<b>\$7,210.00</b>	<b>\$298.07</b>	<b>(\$40,762.31)</b>	<b>\$72,100.00</b>	<b>(\$112,862.31)</b>	<b>\$86,520.00</b>	<b>\$127,282.31</b>
<b>Reserve Expense</b>								
<u>Reserve Expense</u>								
7108 - Reserve Loss Sale Securities	\$583.64	\$0.00	(\$583.64)	(\$3,930.73)	\$0.00	\$3,930.73	\$0.00	\$3,930.73
7124 - Clubhouse Exterior Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$3,255.00	\$3,255.00	\$3,255.00	\$3,255.00
7126 - Park Furnishing	\$0.00	\$0.00	\$0.00	\$0.00	\$6,046.00	\$6,046.00	\$6,046.00	\$6,046.00
7130 - Pool Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$3,937.00	\$3,937.00	\$3,937.00	\$3,937.00
7135 - Pool Repairs/Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$50,799.00	\$50,799.00	\$50,799.00	\$50,799.00
7160 - Timber Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$44,413.00	\$44,413.00	\$44,413.00	\$44,413.00
7205 - Concrete Sidewalks	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
7210 - Asphalt Paths Rpr/Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$57,039.00	\$57,039.00	\$57,039.00	\$57,039.00
7250 - Wood & Iron Fence Repair & Paint	\$0.00	\$0.00	\$0.00	\$0.00	\$83,006.00	\$83,006.00	\$83,006.00	\$83,006.00
7145 - Shade Structure	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
7245 - Clubhouse HVAC System	\$0.00	\$0.00	\$0.00	\$7,258.00	\$0.00	(\$7,258.00)	\$0.00	(\$7,258.00)
<b>Total Reserve Expense</b>	<b>\$583.64</b>	<b>\$0.00</b>	<b>(\$583.64)</b>	<b>\$3,327.27</b>	<b>\$260,995.00</b>	<b>\$257,667.73</b>	<b>\$260,995.00</b>	<b>\$257,667.73</b>
<b>Total Reserve Expense</b>	<b>\$583.64</b>	<b>\$0.00</b>	<b>(\$583.64)</b>	<b>\$3,327.27</b>	<b>\$260,995.00</b>	<b>\$257,667.73</b>	<b>\$260,995.00</b>	<b>\$257,667.73</b>
<b>Reserve Net Income</b>	<b>\$6,924.43</b>	<b>\$7,210.00</b>	<b>(\$285.57)</b>	<b>(\$44,089.58)</b>	<b>(\$188,895.00)</b>	<b>\$144,805.42</b>	<b>(\$174,475.00)</b>	<b>(\$130,385.42)</b>
<b>General Reserve Net Income</b>	<b>\$6,924.43</b>	<b>\$7,210.00</b>	<b>(\$285.57)</b>	<b>(\$44,089.58)</b>	<b>(\$188,895.00)</b>	<b>\$144,805.42</b>	<b>(\$174,475.00)</b>	<b>(\$130,385.42)</b>

**Willow Creek III Homeowners' Association, Inc.**  
**UNEXPENDED BUDGET REPORT - Townhome Reserves**  
**10/1/2018 - 10/31/2018**

Accounts	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>Townhome Reserve Revenue</u>								
7462 - Twn Rserve Contribution	\$2,758.00	\$2,758.00	\$0.00	\$27,580.00	\$27,580.00	\$0.00	\$33,096.00	\$5,516.00
7463 - Transfer from Operating Reserves	\$0.00	\$0.00	\$0.00	\$117,000.00	\$0.00	\$117,000.00	\$0.00	(\$117,000.00)
7465 - Townhome Reserve Interest	\$55.72	\$0.00	\$55.72	\$1,007.39	\$0.00	\$1,007.39	\$0.00	(\$1,007.39)
7470 - Twn Reserve Gain (Loss)	(\$80.53)	\$0.00	(\$80.53)	(\$461.17)	\$0.00	(\$461.17)	\$0.00	\$461.17
<b>Total Townhome Reserve Revenue</b>	<b>\$2,733.19</b>	<b>\$2,758.00</b>	<b>(\$24.81)</b>	<b>\$145,126.22</b>	<b>\$27,580.00</b>	<b>\$117,546.22</b>	<b>\$33,096.00</b>	<b>(\$112,030.22)</b>
<b>Total Reserve Income</b>	<b>\$2,733.19</b>	<b>\$2,758.00</b>	<b>(\$24.81)</b>	<b>\$145,126.22</b>	<b>\$27,580.00</b>	<b>\$117,546.22</b>	<b>\$33,096.00</b>	<b>(\$112,030.22)</b>
<b>Reserve Expense</b>								
<u>Reserve Expense</u>								
7205 - Concrete Sidewalks	\$4,145.00	\$0.00	(\$4,145.00)	\$4,145.00	\$0.00	(\$4,145.00)	\$0.00	(\$4,145.00)
<b>Total Reserve Expense</b>	<b>\$4,145.00</b>	<b>\$0.00</b>	<b>(\$4,145.00)</b>	<b>\$4,145.00</b>	<b>\$0.00</b>	<b>(\$4,145.00)</b>	<b>\$0.00</b>	<b>(\$4,145.00)</b>
<u>Townhome Reserve Expense</u>								
7475 - Alley Expenses	\$0.00	\$0.00	\$0.00	\$52,794.00	\$75,000.00	\$22,206.00	\$75,000.00	\$22,206.00
<b>Total Townhome Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$52,794.00</b>	<b>\$75,000.00</b>	<b>\$22,206.00</b>	<b>\$75,000.00</b>	<b>\$22,206.00</b>
<b>Total Reserve Expense</b>	<b>\$4,145.00</b>	<b>\$0.00</b>	<b>(\$4,145.00)</b>	<b>\$56,939.00</b>	<b>\$75,000.00</b>	<b>\$18,061.00</b>	<b>\$75,000.00</b>	<b>\$18,061.00</b>
<b>Reserve Net Income</b>	<b>(\$1,411.81)</b>	<b>\$2,758.00</b>	<b>(\$4,169.81)</b>	<b>\$88,187.22</b>	<b>(\$47,420.00)</b>	<b>\$135,607.22</b>	<b>(\$41,904.00)</b>	<b>(\$130,091.22)</b>
<b>Townhome Reserves Net Income</b>	<b>(\$1,411.81)</b>	<b>\$2,758.00</b>	<b>(\$4,169.81)</b>	<b>\$88,187.22</b>	<b>(\$47,420.00)</b>	<b>\$135,607.22</b>	<b>(\$41,904.00)</b>	<b>(\$130,091.22)</b>