

	Current Balance at 4/30/2022	Prior Month Balance at 03/31/2022	Change
Assets			
Cash Operating			
10-1010-00 Citywide Operating	\$ 111,781.07	\$ 111,115.24	\$ 665.83
10-1012-00 General Operating RBC CD	17,939.56	18,344.03	(404.47)
10-1013-00 General Operating RBC Cash	15,619.09	15,327.84	291.25
Total Cash Operating:	\$ 145,339.72	\$ 144,787.11	\$ 552.61
Cash Reserve			
11-1112-00 General Reserve RBC	\$ 562,280.92	\$ 546,934.35	\$ 15,346.57
11-1114-00 General Reserve RBC Fixed Income	59,299.26	62,564.50	(3,265.24)
Total Cash Reserve:	\$ 621,580.18	\$ 609,498.85	\$ 12,081.33
Accounts Receivable			
12-1210-00 Accounts Receivable	\$ 24,019.35	\$ 23,727.06	\$ 292.29
12-1212-00 Due to Operating Acct	36,465.37	36,465.37	0.00
12-1213-00 Due from Reserve	(3,451.43)	(3,451.43)	0.00
12-1215-00 A/R Other	105.00	105.00	0.00
12-1216-00 Prepaid Insurance	330.36	377.55	(47.19)
12-1218-00 Allowance from Doubtful Accts	(2,500.00)	(2,500.00)	0.00
12-1220-00 Accrued Interest	181.13	189.97	(8.84)
12-1221-00 Accrued Interest General Operating RBC	80.62	77.10	3.52
Total Accounts Receivable:	\$ 55,230.40	\$ 54,990.62	\$ 239.78
Total Assets:	\$ 822,150.30	\$ 809,276.58	\$ 12,873.72
Liabilities & Equity			
Liabilities			
22-2210-00 Prepaid Assessments	\$ 39,523.70	\$ 43,231.42	\$ (3,707.72)
Total Liabilities:	\$ 39,523.70	\$ 43,231.42	\$ (3,707.72)
Equity			
30-3014-00 Operating Fund Equity	\$ 164,357.61	\$ 164,357.61	\$ 0.00
30-3016-00 Unrealized Gain/Loss	(6,487.37)	(3,993.24)	(2,494.13)
30-3017-00 Unrealized Gain/Loss General Operating RBC	(776.44)	(612.86)	(163.58)
30-3028-00 Reserve Fund Equity	502,679.18	502,679.18	0.00
Total Equity:	\$ 659,772.98	\$ 662,430.69	\$ (2,657.71)
Net Income / (Loss)	\$ 122,853.62	\$ 103,614.47	\$ 19,239.15
Total Liabilities & Equity:	\$ 822,150.30	\$ 809,276.58	\$ 12,873.72



Income Statement

Willow Creek Homeowners Association No. 3

04/30/2022

		Current Period			Year-to-date			Annual
		<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Budget</u>
<u>Operating Income</u>								
<u>Assessment Income</u>								
4010	Assessments	\$64,167.00	\$64,167.00	\$0.00	\$256,668.00	\$256,668.00	\$0.00	\$770,004.00
Total Assessment Income		64,167.00	64,167.00	0.00	256,668.00	256,668.00	0.00	770,004.00
<u>Other Income</u>								
4210	Covenant Violation	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
4212	Late/Demand Letter Fees	327.36	83.33	244.03	1,096.81	333.36	763.45	1,000.00
4214	Legal Fee Income	1,407.10	416.67	990.43	5,326.92	1,666.64	3,660.28	5,000.00
4218	NSF Check Fee	0.00	10.00	(10.00)	0.00	40.00	(40.00)	120.00
4220	Working Capital	15.27	0.00	15.27	61.08	0.00	61.08	0.00
4226	Operating Fund Interest	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
4228	Tennis Fee Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
4236	Clubhouse Fee Income	545.00	900.00	(355.00)	1,965.00	3,600.00	(1,635.00)	10,800.00
4250	Demand/Attorney Fee	75.00	125.00	(50.00)	615.00	500.00	115.00	1,500.00
4252	Payment Plan Fee	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
4266	Other Income	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
4270	Key Income	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
4276	Water Admin Fee Income	98.80	110.08	(11.28)	438.19	440.36	(2.17)	1,321.00
Total Other Income		2,468.53	2,065.92	402.61	9,503.00	8,263.64	1,239.36	24,791.00
Total Operating Income		66,635.53	66,232.92	402.61	266,171.00	264,931.64	1,239.36	794,795.00
<u>Operating Expense</u>								
<u>Administrative Expenses</u>								
5010	Management Fee	5,000.00	5,100.00	100.00	20,000.00	20,400.00	400.00	61,200.00
5012	Reserve Transfer	14,420.00	14,420.00	0.00	57,680.00	57,680.00	0.00	173,040.00
5013	Transfer Twn Operating	3,349.00	3,349.00	0.00	13,396.00	13,396.00	0.00	40,188.00
5014	Legal Fees - HOA	0.00	583.00	583.00	(535.84)	2,336.00	2,871.84	7,000.00
5015	Reserve Transfer Twn Reserve	1,970.00	1,970.00	0.00	7,880.00	7,880.00	0.00	23,640.00
5016	Legal Fees - Collections	0.00	83.00	83.00	1,402.32	336.00	(1,066.32)	1,000.00
5017	Transfer Water Operating	3,870.00	3,870.00	0.00	15,480.00	15,480.00	0.00	46,440.00
5018	Admin Expense	0.00	500.00	500.00	371.60	2,000.00	1,628.40	8,000.00
5020	Insurance	47.19	1,145.50	1,098.31	188.76	4,582.00	4,393.24	13,746.00
5022	Audit & Tax	0.00	0.00	0.00	0.00	0.00	0.00	4,900.00
5024	Bad Debt	35.00	0.00	(35.00)	111.45	0.00	(111.45)	0.00
5026	Community Events	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
5032	Bank Fees	0.00	4.00	4.00	0.00	18.00	18.00	50.00
5038	Website-Domain/Hosting	0.00	0.00	0.00	0.00	135.00	135.00	135.00
5080	Newsletter	344.61	375.00	30.39	1,723.05	1,500.00	(223.05)	4,500.00
5082	Postage & Delivery	0.00	0.00	0.00	10.80	0.00	(10.80)	0.00
5086	Coupon Books	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5088	Copies and Printing	418.22	200.00	(218.22)	618.41	800.00	181.59	3,000.00
5130	Community Welcome	0.00	41.00	41.00	0.00	172.00	172.00	500.00
5136	Income Tax Expense	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	1,500.00
5140	HOA Elections	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total Administrative Expenses		29,454.02	33,140.50	3,686.48	118,326.55	128,215.00	9,888.45	399,339.00
<u>Building/General Repairs & Maint</u>								
5514	Light Maintenance	0.00	250.00	250.00	(118.81)	1,000.00	1,118.81	3,000.00
Total Building/General Repairs & Maint		0.00	250.00	250.00	(118.81)	1,000.00	1,118.81	3,000.00
<u>Grounds & Landscaping</u>								

Income Statement

Willow Creek Homeowners Association No. 3

04/30/2022

		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
6010	Grounds & Landscaping	\$0.00	\$83.00	\$83.00	\$0.00	\$336.00	\$336.00	\$1,000.00
6014	Irrigation/Sprinklers	0.00	0.00	0.00	0.00	0.00	0.00	41,000.00
6016	Landscape Contract	9,090.00	13,770.00	4,680.00	36,360.00	13,770.00	(22,590.00)	110,160.00
6018	Snow Removal	0.00	2,000.00	2,000.00	11,328.00	14,000.00	2,672.00	19,000.00
6020	Tree/Shrub	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
6052	Paver Project	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
6064	Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
6070	Tree/Shrub Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Total Grounds & Landscaping		9,090.00	15,853.00	6,763.00	47,688.00	28,106.00	(19,582.00)	245,660.00
<u>Amenities</u>								
6510	Clubhouse Maintenance	0.00	125.00	125.00	(89.88)	500.00	589.88	1,500.00
6512	Clubhouse Cleaning & Supplies	0.00	160.00	160.00	0.00	640.00	640.00	1,920.00
6514	Pool Contract	11,000.00	0.00	(11,000.00)	11,000.00	0.00	(11,000.00)	55,057.00
6515	Pool Activities	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
6517	Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6518	Pool Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6519	Pool Chemicals	0.00	0.00	0.00	4,642.00	0.00	(4,642.00)	4,000.00
6528	Tennis Court Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Amenities		11,000.00	285.00	(10,715.00)	15,552.12	1,140.00	(14,412.12)	72,977.00
<u>Utilities</u>								
7010	Electricity/Gas	388.15	350.00	(38.15)	1,298.16	1,400.00	101.84	14,000.00
7012	Trash	6,319.05	6,257.25	(61.80)	25,276.20	25,029.00	(247.20)	75,087.00
7016	Cable/Internet/Phone	0.00	125.00	125.00	453.48	500.00	46.52	1,500.00
7022	Water	766.95	400.00	(366.95)	2,076.47	1,600.00	(476.47)	75,000.00
7024	Sewer	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
7042	Storm Water	4,998.71	416.50	(4,582.21)	4,998.71	1,666.00	(3,332.71)	4,998.00
Total Utilities		12,472.86	7,798.75	(4,674.11)	34,103.02	31,195.00	(2,908.02)	173,585.00
Total Operating Expense		62,016.88	57,327.25	(4,689.63)	215,550.88	189,656.00	(25,894.88)	894,561.00
NET OPERATING INCOME/(LOSS)		\$4,618.65	\$8,905.67	(\$4,287.02)	\$50,620.12	\$75,275.64	(\$24,655.52)	(\$99,766.00)
<u>Reserve Income</u>								
<u>Reserve Income</u>								
9510	Reserve Contribution	14,420.00	14,420.00	0.00	57,680.00	57,680.00	0.00	173,040.00
9512	Reserve Interest Income	269.43	0.00	269.43	1,114.81	0.00	1,114.81	0.00
9520	Amortization of Premium	(68.93)	0.00	(68.93)	13,438.69	0.00	13,438.69	0.00
Total Reserve Income		14,620.50	14,420.00	200.50	72,233.50	57,680.00	14,553.50	173,040.00
Total Reserve Income		14,620.50	14,420.00	200.50	72,233.50	57,680.00	14,553.50	173,040.00
<u>Reserve Expense</u>								
<u>Reserve Expenses</u>								
9910	Reserve Expense	0.00	11,725.92	11,725.92	0.00	46,903.64	46,903.64	140,711.00
9912	Reserve Expense-Pool/Spa/Hot Tub	0.00	5,416.67	5,416.67	0.00	21,666.64	21,666.64	65,000.00
9954	Reserve Expense-Tennis Court	0.00	7,476.33	7,476.33	0.00	29,905.36	29,905.36	89,716.00
Total Reserve Expenses		0.00	24,618.92	24,618.92	0.00	98,475.64	98,475.64	295,427.00
Total Reserve Expense		0.00	24,618.92	24,618.92	0.00	98,475.64	98,475.64	295,427.00
NET RESERVE INCOME/(LOSS)		\$14,620.50	(\$10,198.92)	\$24,819.42	\$72,233.50	(\$40,795.64)	\$113,029.14	(\$122,387.00)

	Current Balance at 4/30/2022	Prior Month Balance at 03/31/2022	Change
Assets			
Cash Operating			
10-1010-00 Citywide Operating	\$ 10,997.28	\$ 7,648.28	\$ 3,349.00
Total Cash Operating:	\$ 10,997.28	\$ 7,648.28	\$ 3,349.00
Cash Reserve			
11-1112-00 Townhomes Reserve RBC Cash	\$ 176,713.65	\$ 174,172.20	\$ 2,541.45
11-1116-00 Townhome Reserve RBC CD	25,654.93	27,131.27	(1,476.34)
Total Cash Reserve:	\$ 202,368.58	\$ 201,303.47	\$ 1,065.11
Accounts Receivable			
12-1212-00 Due from Operating Acct (General Operating)	\$ (26,600.32)	\$ (26,600.32)	\$ 0.00
12-1214-00 Due from Reserve Acct (General Operating)	(6,920.07)	(6,920.07)	0.00
12-1220-00 Accrued Interest	75.46	79.35	(3.89)
Total Accounts Receivable:	\$ (33,444.93)	\$ (33,441.04)	\$ (3.89)
Total Assets:	\$ 179,920.93	\$ 175,510.71	\$ 4,410.22
Liabilities & Equity			
Accounts Payable			
20-2014-00 Due to Operating Acct (General Operating)	\$ 17,664.00	\$ 17,664.00	\$ 0.00
Total Accounts Payable:	\$ 17,664.00	\$ 17,664.00	\$ 0.00
Equity			
30-3014-00 Operating Fund Equity	\$ (41,626.04)	\$ (41,626.04)	\$ 0.00
30-3016-00 Unrealized Gain/Loss	(2,692.55)	(1,724.91)	(967.64)
30-3028-00 Reserve Fund Equity	213,163.96	213,163.96	0.00
Total Equity:	\$ 168,845.37	\$ 169,813.01	\$ (967.64)
Net Income / (Loss)	\$ (6,588.44)	\$ (11,966.30)	\$ 5,377.86
Total Liabilities & Equity:	\$ 179,920.93	\$ 175,510.71	\$ 4,410.22



Income Statement
 Willow Creek Homeowners Association No. 3 Townhomes
 04/30/2022

	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
4010 Townhome Dues	\$3,349.00	\$3,349.00	\$0.00	\$13,396.00	\$13,396.00	\$0.00	\$40,188.00
Total Assessment Income	3,349.00	3,349.00	0.00	13,396.00	13,396.00	0.00	40,188.00
Total Operating Income	3,349.00	3,349.00	0.00	13,396.00	13,396.00	0.00	40,188.00
Operating Expense							
Grounds & Landscaping							
6092 Alley Snow Removal	0.00	0.00	0.00	26,707.00	19,999.99	(6,707.01)	40,000.00
Total Grounds & Landscaping	0.00	0.00	0.00	26,707.00	19,999.99	(6,707.01)	40,000.00
Total Operating Expense	0.00	0.00	0.00	26,707.00	19,999.99	(6,707.01)	40,000.00
NET OPERATING INCOME/(LOSS)	\$3,349.00	\$3,349.00	\$0.00	(\$13,311.00)	(\$6,603.99)	(\$6,707.01)	\$188.00
Reserve Income							
Reserve Income							
9510 Townhomes Reserve Contribution	1,970.00	1,970.00	0.00	7,880.00	7,880.00	0.00	23,640.00
9512 Townhomes Reserve Interest Income	80.70	0.00	80.70	331.81	0.00	331.81	0.00
9520 Townhomes Reserve Gain/Loss	(21.84)	0.00	(21.84)	(1,489.25)	0.00	(1,489.25)	0.00
Total Reserve Income	2,028.86	1,970.00	58.86	6,722.56	7,880.00	(1,157.44)	23,640.00
Total Reserve Income	2,028.86	1,970.00	58.86	6,722.56	7,880.00	(1,157.44)	23,640.00
Reserve Expense							
Reserve Expenses							
9910 Reserve Expense	0.00	6,250.00	6,250.00	0.00	25,000.00	25,000.00	75,000.00
Total Reserve Expenses	0.00	6,250.00	6,250.00	0.00	25,000.00	25,000.00	75,000.00
Total Reserve Expense	0.00	6,250.00	6,250.00	0.00	25,000.00	25,000.00	75,000.00
NET RESERVE INCOME/(LOSS)	\$2,028.86	(\$4,280.00)	\$6,308.86	\$6,722.56	(\$17,120.00)	\$23,842.56	(\$51,360.00)
COMBINED NET INCOME/(LOSS)	\$5,377.86	(\$931.00)	\$6,308.86	(\$6,588.44)	(\$23,723.99)	\$17,135.55	(\$51,172.00)



Balance Sheet
 Willow Creek Homeowners Association No. 3 Water
 End Date: 04/30/2022

	Current Balance at 4/30/2022	Prior Month Balance at 03/31/2022	Change
Assets			
Cash Operating			
10-1010-00 Citywide Operating	\$ 10,987.40	\$ 10,509.62	\$ 477.78
Total Cash Operating:	\$ 10,987.40	\$ 10,509.62	\$ 477.78
Accounts Receivable			
12-1228-00 Due to Water	\$ (3,499.55)	\$ (3,499.55)	\$ 0.00
Total Accounts Receivable:	\$ (3,499.55)	\$ (3,499.55)	\$ 0.00
Total Assets:	\$ 7,487.85	\$ 7,010.07	\$ 477.78
Liabilities & Equity			
Equity			
30-3014-00 Operating Fund Equity	\$ 7,052.33	\$ 7,052.33	\$ 0.00
Total Equity:	\$ 7,052.33	\$ 7,052.33	\$ 0.00
Net Income / (Loss)	\$ 435.52	\$ (42.26)	\$ 477.78
Total Liabilities & Equity:	\$ 7,487.85	\$ 7,010.07	\$ 477.78



Income Statement
 Willow Creek Homeowners Association No. 3 Water
 04/30/2022

		Current Period			Year-to-date			Annual
		<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Budget</u>
<u>Operating Income</u>								
<u>Assessment Income</u>								
4032	Water Dues	\$3,870.00	\$3,870.00	\$0.00	\$15,480.00	\$15,480.00	\$0.00	\$46,440.00
Total Assessment Income		3,870.00	3,870.00	0.00	15,480.00	15,480.00	0.00	46,440.00
Total Operating Income		3,870.00	3,870.00	0.00	15,480.00	15,480.00	0.00	46,440.00
<u>Operating Expense</u>								
<u>Utilities</u>								
7044	Domestic Water	3,293.42	3,760.00	466.58	14,606.29	15,040.00	433.71	45,120.00
7046	Water Administration Fee	98.80	110.00	11.20	438.19	440.00	1.81	1,320.00
Total Utilities		3,392.22	3,870.00	477.78	15,044.48	15,480.00	435.52	46,440.00
Total Operating Expense		3,392.22	3,870.00	477.78	15,044.48	15,480.00	435.52	46,440.00
NET OPERATING INCOME/(LOSS)		\$477.78	\$-	\$477.78	\$435.52	\$0.00	\$435.52	\$0.00
COMBINED NET INCOME/(LOSS)		\$477.78	\$-	\$477.78	\$435.52	\$-	\$435.52	\$-