

**Balance Sheet (Cash)**  
**Cattail Cove West HOA - (cat)**  
**Dec 2019**

Prepared For:  
Cattail Cove HOA  
3101-53 Bell Drive and  
4791-4997 Edison Avenue  
Boulder, CO 80301

Prepared By:  
RDPM, INC.  
905 Little Leaf Court  
303-485-9818  
Longmont, CO 80503

**ASSETS**

Cash	
Cash in Bank - Operating Acc't	43,582.41
Cash in Bank-Reserve Savings	<u>52,146.08</u>
Total Cash	95,728.49

<b>TOTAL ASSETS</b>	<u>95,728.49</u>
---------------------	------------------

**LIABILITIES & CAPITAL**

Liabilities	
Fund Balance (1/1/00 cash)	138,694.77
Retained Earnings	<u>-42,966.28</u>
Total Equity	95,728.49

<b>TOTAL LIAB. &amp; CAPITAL</b>	<u>95,728.49</u>
----------------------------------	------------------

**Budget Comparison (Cash)  
Cattail Cove West HOA - (cat)  
Dec 2019**

Prepared For:  
Cattail Cove HOA  
3101-53 Bell Drive and  
4791-4997 Edison Avenue  
Boulder, CO 80301

Prepared By:  
RDPM, INC.  
905 Little Leaf Court  
303-485-9818  
Longmont, CO 80503

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>OPERATING INCOME</b>									
Gross Potential Assessments	10,752.00	10,758.00	-6.00	-0.06	129,024.00	129,096.00	-72.00	-0.06	129,096.00
Scheduled Assessments	10,752.00	10,758.00	-6.00	-0.06	129,024.00	129,096.00	-72.00	-0.06	129,096.00
Prepaid Assessments (+/-)	-417.00	0.00	-417.00	0	7,422.13	0.00	7,422.13	0	0.00
Delinquency (+/-)	-297.00	0.00	-297.00	0	-8,221.74	0.00	-8,221.74	0	0.00
Net Assessments Income	10,038.00	10,758.00	-720.00	-6.69	128,224.39	129,096.00	-871.61	-0.68	129,096.00
Parking Pass	0.00	0.00	0.00	0	20.00	0.00	20.00	0	0.00
Late Fees	0.00	0.00	0.00	0	916.48	0.00	916.48	0	0.00
Interest from Accounts	0.00	0.00	0.00	0	14.42	0.00	14.42	0	0.00
Transfer fees to HOA	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
<b>Total Operating Income</b>	<b>10,038.00</b>	<b>10,758.00</b>	<b>-720.00</b>	<b>-6.69</b>	<b>129,375.29</b>	<b>129,096.00</b>	<b>279.29</b>	<b>0.22</b>	<b>129,096.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fees	875.00	875.00	0.00	0.00	10,500.00	10,500.00	0.00	0.00	10,500.00
Accounting/Bank charges	8.05	104.13	96.08	92.27	96.60	1,250.00	1,153.40	92.27	1,250.00
Legal / Professional	0.00	0.00	0.00	0	10.00	600.00	590.00	98.33	600.00
Web Site Administration	30.00	30.00	0.00	0.00	360.00	360.00	0.00	0.00	360.00
Printing/Copies/Postage	250.15	32.12	-218.03	-678.8	327.85	385.00	57.15	14.84	385.00
Transfer Fees to Agent	0.00	0.00	0.00	0	100.00	0.00	-100.00	0	0.00
Other Administrative	0.00	0.00	0.00	0	184.58	0.00	-184.58	0	0.00
<b>Total Administrative</b>	<b>1,163.20</b>	<b>1,041.25</b>	<b>-121.95</b>	<b>-11.71</b>	<b>11,579.03</b>	<b>13,095.00</b>	<b>1,515.97</b>	<b>11.58</b>	<b>13,095.00</b>
<b>UTILITIES</b>									
Electricity	23.76	25.87	2.11	8.16	267.88	310.00	42.12	13.59	310.00
Trash/Recycling	1,233.35	1,275.87	42.52	3.33	15,151.95	15,310.00	158.05	1.03	15,310.00
Irrigation Water	94.46	100.00	5.54	5.54	6,889.34	9,200.00	2,310.66	25.12	9,200.00
<b>Total Utilities</b>	<b>1,351.57</b>	<b>1,401.74</b>	<b>50.17</b>	<b>3.58</b>	<b>22,309.17</b>	<b>24,820.00</b>	<b>2,510.83</b>	<b>10.12</b>	<b>24,820.00</b>
<b>MAINTENANCE</b>									
Cleaning/Sweeping	0.00	66.63	66.63	100.00	949.66	800.00	-149.66	-18.71	800.00
Cleaning/Maint. Supplies	175.00	0.00	-175.00	0	255.00	0.00	-255.00	0	0.00
Electrical Maintenance	0.00	0.00	0.00	0	565.00	0.00	-565.00	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	13,104.00	13,104.00	0.00	0.00	13,104.00
Tree Maintain/Replace	0.00	500.00	500.00	100.00	7,975.00	6,000.00	-1,975.00	-32.92	6,000.00
Grounds Maintenance - Misc.	0.00	0.00	0.00	0	290.00	0.00	-290.00	0	0.00
Paint/Stain Maintenance	0.00	0.00	0.00	0	39.38	0.00	-39.38	0	0.00
Roof Maintenance	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
Chimney Maintenance	0.00	33.37	33.37	100.00	0.00	400.00	400.00	100.00	400.00
Exterior Carpentry	0.00	100.00	100.00	100.00	376.74	1,200.00	823.26	68.61	1,200.00
Gutter Maintenance	2,160.00	350.00	-1,810.00	-517.1	3,840.00	4,200.00	360.00	8.57	4,200.00
Snow Removal	3,191.00	1,750.00	-1,441.00	-82.34	8,373.00	8,500.00	127.00	1.49	8,500.00
Sprinklers Maintenance	0.00	0.00	0.00	0	2,922.59	1,800.00	-1,122.59	-62.37	1,800.00
Sign Maintenance	0.00	0.00	0.00	0	247.35	0.00	-247.35	0	0.00
Pest Control	0.00	0.00	0.00	0	1,100.00	0.00	-1,100.00	0	0.00
Other Maintenance	0.00	100.00	100.00	100.00	178.06	1,200.00	1,021.94	85.16	1,200.00
<b>Total Maintenance</b>	<b>5,526.00</b>	<b>3,000.00</b>	<b>-2,526.00</b>	<b>-84.20</b>	<b>40,215.78</b>	<b>38,404.00</b>	<b>-1,811.78</b>	<b>-4.72</b>	<b>38,404.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	1,823.82	1,791.63	-32.19	-1.80	22,790.67	21,500.00	-1,290.67	-6.00	21,500.00
<b>Total Taxes &amp; Insurance</b>	<b>1,823.82</b>	<b>1,791.63</b>	<b>-32.19</b>	<b>-1.80</b>	<b>22,790.67</b>	<b>21,500.00</b>	<b>-1,290.67</b>	<b>-6.00</b>	<b>21,500.00</b>
<b>Total Operating Expense</b>	<b>9,864.59</b>	<b>7,234.62</b>	<b>-2,629.97</b>	<b>-36.35</b>	<b>96,894.65</b>	<b>97,819.00</b>	<b>924.35</b>	<b>0.94</b>	<b>97,819.00</b>

**Budget Comparison (Cash)  
Cattail Cove West HOA - (cat)  
Dec 2019**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>NET OPERATING INCOME</b>	<u>173.41</u>	<u>3,523.38</u>	<u>-3,349.97</u>	<u>-95.08</u>	<u>32,480.64</u>	<u>31,277.00</u>	<u>1,203.64</u>	<u>3.85</u>	<u>31,277.00</u>
<b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	0.00	0.00	0.00	0	95.34	0.00	95.34	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	95.34	0.00	95.34	0	0.00
<b>RESERVES</b>									
Tree/Shrub Reserve Expense	0.00	0.00	0.00	0	0.00	2,400.00	2,400.00	100.00	2,400.00
Total Reserves	0.00	0.00	0.00	0	0.00	2,400.00	2,400.00	100.00	2,400.00