

**Balance Sheet (Cash)**  
**Cattail Cove West HOA - (cat)**  
**Dec 2017**

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

11,238.10

Cash in Bank-1st Nat. Savings

78,450.62

Total Cash

89,688.72

**TOTAL ASSETS**

89,688.72

**LIABILITIES & CAPITAL**

Liabilities

Fund Balance (1/1/00 cash)

138,694.77

Retained Earnings

-49,006.05

Total Equity

89,688.72

**TOTAL LIAB. & CAPITAL**

89,688.72

**Budget Comparison (Cash)  
Cattail Cove West HOA - (cat)  
Dec 2017**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>OPERATING INCOME</b>									
Gross Potential Assessments	9,581.00	9,581.00	0.00	0.00	114,972.00	114,972.00	0.00	0.00	114,972.00
Scheduled Assessments	9,581.00	9,581.00	0.00	0.00	114,972.00	114,972.00	0.00	0.00	114,972.00
Prepaid Assessments (+/-)	-344.00	0.00	-344.00	0	8,007.51	0.00	8,007.51	0	0.00
Delinquency (+/-)	1,697.00	0.00	1,697.00	0	-6,534.40	0.00	-6,534.40	0	0.00
Net Assessments Income	10,934.00	9,581.00	1,353.00	14.12	116,445.11	114,972.00	1,473.11	1.28	114,972.00
Maintenance pass-through	5.00	0.00	5.00	0	-420.00	0.00	-420.00	0	0.00
Late Fees	160.00	33.37	126.63	379.47	795.52	400.00	395.52	98.88	400.00
Interest from Accounts	0.00	20.87	-20.87	-100.0	4.77	250.00	-245.23	-98.09	250.00
Transfer fees to HOA	0.00	0.00	0.00	0	600.00	0.00	600.00	0	0.00
Move-in fee	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
<b>Total Operating Income</b>	<b>11,099.00</b>	<b>9,635.24</b>	<b>1,463.76</b>	<b>15.19</b>	<b>117,625.40</b>	<b>115,622.00</b>	<b>2,003.40</b>	<b>1.73</b>	<b>115,622.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fees	850.00	850.00	0.00	0.00	10,200.00	10,200.00	0.00	0.00	10,200.00
Accounting/Bank charges	0.00	0.00	0.00	0	1,601.50	1,250.00	-351.50	-28.12	1,250.00
Legal / Professional	0.00	150.00	150.00	100.00	10.00	600.00	590.00	98.33	600.00
Web Site Administration	25.00	25.00	0.00	0.00	300.00	300.00	0.00	0.00	300.00
Printing/Copies/Postage	23.44	29.13	5.69	19.53	303.44	350.00	46.56	13.30	350.00
Parking Patrol	-20.00	0.00	20.00	0	-100.00	0.00	100.00	0	0.00
Transfer Fees to Agent	0.00	0.00	0.00	0	300.00	0.00	-300.00	0	0.00
<b>Total Administrative</b>	<b>878.44</b>	<b>1,054.13</b>	<b>175.69</b>	<b>16.67</b>	<b>12,614.94</b>	<b>12,700.00</b>	<b>85.06</b>	<b>0.67</b>	<b>12,700.00</b>
<b>UTILITIES</b>									
Electricity	25.16	25.00	-0.16	-0.64	275.83	300.00	24.17	8.06	300.00
Trash/Recycling	1,149.10	1,100.00	-49.10	-4.46	13,797.96	13,200.00	-597.96	-4.53	13,200.00
Irrigation Water	81.74	82.00	0.26	0.32	10,897.42	5,250.00	-5,647.42	-107.5	5,250.00
<b>Total Utilities</b>	<b>1,256.00</b>	<b>1,207.00</b>	<b>-49.00</b>	<b>-4.06</b>	<b>24,971.21</b>	<b>18,750.00</b>	<b>-6,221.21</b>	<b>-33.18</b>	<b>18,750.00</b>
<b>MAINTENANCE</b>									
Cleaning/Sweeping	0.00	66.63	66.63	100.00	152.36	800.00	647.64	80.96	800.00
Cleaning/Maint. Supplies	0.00	0.00	0.00	0	9.76	0.00	-9.76	0	0.00
Fall/Spring clean-ups	0.00	0.00	0.00	0	1,000.00	0.00	-1,000.00	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	12,502.09	8,000.00	-4,502.09	-56.28	8,000.00
Tree Maintain/Replace	0.00	500.00	500.00	100.00	8,748.00	6,000.00	-2,748.00	-45.80	6,000.00
Paint/Stain Maintenance	0.00	0.00	0.00	0	33.46	0.00	-33.46	0	0.00
Plumbing Maintenance	0.00	0.00	0.00	0	263.65	0.00	-263.65	0	0.00
Roof Maintenance	0.00	62.50	62.50	100.00	250.00	750.00	500.00	66.67	750.00
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	0.00	1,200.00	1,200.00	100.00	1,200.00
Exterior Building Repairs	0.00	0.00	0.00	0	665.53	0.00	-665.53	0	0.00
Gutter Maintenance	2,160.00	366.63	-1,793.37	-83.03	2,160.00	4,400.00	2,240.00	50.91	4,400.00
Snow Removal	2,145.00	1,500.00	-645.00	-43.00	6,725.00	9,500.00	2,775.00	29.21	9,500.00
Sprinklers Maintenance	0.00	0.00	0.00	0	777.38	2,500.00	1,722.62	68.90	2,500.00
Other Maintenance	0.00	133.37	133.37	100.00	630.00	1,600.00	970.00	60.63	1,600.00
<b>Total Maintenance</b>	<b>4,305.00</b>	<b>2,762.50</b>	<b>-1,542.50</b>	<b>-55.84</b>	<b>33,917.23</b>	<b>35,150.00</b>	<b>1,232.77</b>	<b>3.51</b>	<b>35,150.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	0.00	2,020.87	2,020.87	100.00	26,497.49	24,250.00	-2,247.49	-9.27	24,250.00
<b>Total Taxes &amp; Insurance</b>	<b>0.00</b>	<b>2,020.87</b>	<b>2,020.87</b>	<b>100.00</b>	<b>26,497.49</b>	<b>24,250.00</b>	<b>-2,247.49</b>	<b>-9.27</b>	<b>24,250.00</b>
<b>Total Operating Expense</b>	<b>6,439.44</b>	<b>7,044.50</b>	<b>605.06</b>	<b>8.59</b>	<b>98,000.87</b>	<b>90,850.00</b>	<b>-7,150.87</b>	<b>-7.87</b>	<b>90,850.00</b>

**Budget Comparison (Cash)**  
**Cattail Cove West HOA - (cat)**  
**Dec 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>NET OPERATING INCOME</b>	<u>4,659.56</u>	<u>2,590.74</u>	<u>2,068.82</u>	<u>79.85</u>	<u>19,624.53</u>	<u>24,772.00</u>	<u>-5,147.47</u>	<u>-20.78</u>	<u>24,772.00</u>
<b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	0.00	0.00	0.00	0	98.30	0.00	98.30	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	98.30	0.00	98.30	0	0.00
<b>RESERVES</b>									
Exterior Painting/Stain	0.00	0.00	0.00	0	50.00	0.00	-50.00	0	0.00
Concrete Replace/Maintain	0.00	0.00	0.00	0	5,040.00	6,000.00	960.00	16.00	6,000.00
Gutter/Downspout Replac.	0.00	0.00	0.00	0	22,250.00	34,550.00	12,300.00	35.60	34,550.00
Sprinkler Replacement/Upgrade	0.00	0.00	0.00	0	977.86	0.00	-977.86	0	0.00
Tree/Shrub Reserve Expense	0.00	0.00	0.00	0	1,125.00	3,500.00	2,375.00	67.86	3,500.00
Landscape Upgrade / Improve	0.00	0.00	0.00	0	10,136.00	0.00	-10,136.00	0	0.00
Pre-Painting Building Repairs	0.00	0.00	0.00	0	-619.46	0.00	619.46	0	0.00
Total Reserves	0.00	0.00	0.00	0	38,959.40	44,050.00	5,090.60	11.56	44,050.00