

**Balance Sheet (Cash)**  
**Cattail Cove West HOA - (cat)**  
**Dec 2016**

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1/10/2017  
02:48 PM

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

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

**ASSETS**

Cash

Cash in Bank - Operating Acc't

572.36

Cash in Bank-1st Nat. Savings

108,329.39

Total Cash

108,901.75

**TOTAL ASSETS**

108,901.75

**LIABILITIES & CAPITAL**

Liabilities

Fund Balance (1/1/00 cash)

138,694.77

Retained Earnings

-29,793.02

Total Equity

108,901.75

**TOTAL LIAB. & CAPITAL**

108,901.75

**Budget Comparison (Cash)  
Cattail Cove West HOA - (cat)  
Dec 2016**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>OPERATING INCOME</b>									
Gross Potential Assessments	9,388.00	9,388.00	0.00	0.00	112,656.00	112,656.00	0.00	0.00	112,656.00
Scheduled Assessments	9,388.00	9,388.00	0.00	0.00	112,656.00	112,656.00	0.00	0.00	112,656.00
Prepaid Assessments (+/-)	-854.00	0.00	-854.00	0	1,847.97	0.00	1,847.97	0	0.00
Delinquency (+/-)	394.45	0.00	394.45	0	-4,548.11	0.00	-4,548.11	0	0.00
Net Assessments Income	8,928.45	9,388.00	-459.55	-4.90	109,955.86	112,656.00	-2,700.14	-2.40	112,656.00
Late Fees	220.00	40.00	180.00	450.00	450.00	400.00	50.00	12.50	400.00
Interest from Accounts	0.00	50.00	-50.00	-100.0	4.22	250.00	-245.78	-98.31	250.00
Transfer fees to HOA	0.00	0.00	0.00	0	400.00	0.00	400.00	0	0.00
<b>Total Operating Income</b>	<b>9,148.45</b>	<b>9,478.00</b>	<b>-329.55</b>	<b>-3.48</b>	<b>110,810.08</b>	<b>113,306.00</b>	<b>-2,495.92</b>	<b>-2.20</b>	<b>113,306.00</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	1,216.50	1,250.00	33.50	2.68	1,250.00
Legal / Professional	72.00	150.00	78.00	52.00	374.50	600.00	225.50	37.58	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	0.00	75.00	75.00	100.00	395.41	300.00	-95.41	-31.80	300.00
Transfer Fees to Agent	0.00	0.00	0.00	0	200.00	0.00	-200.00	0	0.00
<b>Total Administrative</b>	<b>947.00</b>	<b>1,100.00</b>	<b>153.00</b>	<b>13.91</b>	<b>12,686.41</b>	<b>12,650.00</b>	<b>-36.41</b>	<b>-0.29</b>	<b>12,650.00</b>
<b>UTILITIES</b>									
Electricity	27.07	25.00	-2.07	-8.28	300.95	300.00	-0.95	-0.32	300.00
Trash/Recycling	1,086.10	1,050.00	-36.10	-3.44	12,754.40	12,600.00	-154.40	-1.23	12,600.00
Irrigation Water	75.68	30.00	-45.68	-152.2	8,183.52	4,500.00	-3,683.52	-81.86	4,500.00
<b>Total Utilities</b>	<b>1,188.85</b>	<b>1,105.00</b>	<b>-83.85</b>	<b>-7.59</b>	<b>21,238.87</b>	<b>17,400.00</b>	<b>-3,838.87</b>	<b>-22.06</b>	<b>17,400.00</b>
<b>MAINTENANCE</b>									
Cleaning/Sweeping	0.00	75.00	75.00	100.00	179.37	900.00	720.63	80.07	900.00
Fall/Spring clean-ups	0.00	0.00	0.00	0	1,000.00	0.00	-1,000.00	0	0.00
Fertilization & Weed Control	0.00	0.00	0.00	0	1,703.50	0.00	-1,703.50	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	4,330.00	7,000.00	2,670.00	38.14	7,000.00
Plant Bed Maintenance	0.00	0.00	0.00	0	212.89	0.00	-212.89	0	0.00
Tree Maintain/Replace	0.00	0.00	0.00	0	11,843.00	4,200.00	-7,643.00	-181.9	4,200.00
Paint/Stain Maintenance	0.00	0.00	0.00	0	875.00	0.00	-875.00	0	0.00
Concrete Repairs	0.00	0.00	0.00	0	0.00	500.00	500.00	100.00	500.00
Roof Maintenance	0.00	0.00	0.00	0	275.05	1,200.00	924.95	77.08	1,200.00
Chimney Maintenance	0.00	0.00	0.00	0	384.00	400.00	16.00	4.00	400.00
Exterior Carpentry	150.61	100.00	-50.61	-50.61	-274.39	1,200.00	1,474.39	122.87	1,200.00
Exterior Building Repairs	0.00	0.00	0.00	0	610.05	0.00	-610.05	0	0.00
Gutter Maintenance	2,160.00	0.00	-2,160.00	0	6,705.00	5,000.00	-1,705.00	-34.10	5,000.00
Snow Removal	1,430.00	1,500.00	70.00	4.67	11,305.00	9,000.00	-2,305.00	-25.61	9,000.00
Sprinklers Maintenance	0.00	0.00	0.00	0	3,105.00	2,000.00	-1,105.00	-55.25	2,000.00
Mailbox Maintenance	0.00	0.00	0.00	0	461.80	0.00	-461.80	0	0.00
Drywall Repairs	0.00	0.00	0.00	0	325.56	0.00	-325.56	0	0.00
Light bulbs	0.00	0.00	0.00	0	114.66	0.00	-114.66	0	0.00
Other Maintenance	0.00	100.00	100.00	100.00	677.10	1,200.00	522.90	43.58	1,200.00
<b>Total Maintenance</b>	<b>3,740.61</b>	<b>1,775.00</b>	<b>-1,965.61</b>	<b>-110.7</b>	<b>43,832.59</b>	<b>32,600.00</b>	<b>-11,232.59</b>	<b>-34.46</b>	<b>32,600.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	2,190.89	1,882.00	-308.89	-16.41	24,100.11	22,584.00	-1,516.11	-6.71	22,584.00
<b>Total Taxes &amp; Insurance</b>	<b>2,190.89</b>	<b>1,882.00</b>	<b>-308.89</b>	<b>-16.41</b>	<b>24,100.11</b>	<b>22,584.00</b>	<b>-1,516.11</b>	<b>-6.71</b>	<b>22,584.00</b>
<b>Total Operating Expense</b>	<b>8,067.35</b>	<b>5,862.00</b>	<b>-2,205.35</b>	<b>-37.62</b>	<b>101,857.98</b>	<b>85,234.00</b>	<b>-16,623.98</b>	<b>-19.50</b>	<b>85,234.00</b>

**Budget Comparison (Cash)**  
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**Dec 2016**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>NET OPERATING INCOME</b>	<u>1,081.10</u>	<u>3,616.00</u>	<u>-2,534.90</u>	<u>-70.10</u>	<u>8,952.10</u>	<u>28,072.00</u>	<u>-19,119.90</u>	<u>-68.11</u>	<u>28,072.00</u>
<b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	0.00	0.00	0.00	0	251.09	0.00	251.09	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	251.09	0.00	251.09	0	0.00
<b>RESERVES</b>									
Gutter/Downspout Replac.	13,320.00	0.00	-13,320.00	0	13,320.00	0.00	-13,320.00	0	0.00
Siding Replacement	0.00	0.00	0.00	0	0.00	4,000.00	4,000.00	100.00	4,000.00
Roof Modifications	0.00	0.00	0.00	0	3,200.00	0.00	-3,200.00	0	0.00
Pre-Painting Building Repairs	0.00	0.00	0.00	0	3,967.16	0.00	-3,967.16	0	0.00
Total Reserves	13,320.00	0.00	-13,320.00	0	20,487.16	4,000.00	-16,487.16	-412.1	4,000.00