

Balance Sheet (Cash)
Cattail Cove West HOA - (cat)
Dec 2018

Page 1
1/1/2019
09:47 AM

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
Cash in Bank-Reserve Savings

11,098.64

52,033.34

Total Cash

63,131.98

TOTAL ASSETS

63,131.98

LIABILITIES & CAPITAL

Liabilities

Fund Balance (1/1/00 cash)
Retained Earnings

138,694.77

-75,562.79

Total Equity

63,131.98

TOTAL LIAB. & CAPITAL

63,131.98

Budget Comparison (Cash)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
OPERATING INCOME									
Gross Potential Assessments	10,547.00	10,547.00	0.00	0.00	123,666.00	123,666.00	0.00	0.00	123,666.00
Scheduled Assessments	10,547.00	10,547.00	0.00	0.00	123,666.00	123,666.00	0.00	0.00	123,666.00
Prepaid Assessments (+/-)	368.00	0.00	368.00	0	4,822.59	0.00	4,822.59	0	0.00
Delinquency (+/-)	-799.00	0.00	-799.00	0	-6,167.61	0.00	-6,167.61	0	0.00
Net Assessments Income	10,116.00	10,547.00	-431.00	-4.09	122,320.98	123,666.00	-1,345.02	-1.09	123,666.00
Parking Pass	0.00	0.00	0.00	0	80.00	0.00	80.00	0	0.00
Maintenance pass-through	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	878.00	0.00	878.00	0	0.00
Interest from Accounts	0.00	0.00	0.00	0	4.23	0.00	4.23	0	0.00
Transfer fees to HOA	200.00	0.00	200.00	0	600.00	0.00	600.00	0	0.00
Move-in fee	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Total Operating Income	10,316.00	10,547.00	-231.00	-2.19	124,003.21	123,666.00	337.21	0.27	123,666.00
OPERATING EXPENSES									
ADMINISTRATION									
Management Fees	875.00	875.00	0.00	0.00	10,475.00	10,500.00	25.00	0.24	10,500.00
Accounting/Bank charges	6.95	0.00	-6.95	0	32.53	1,650.00	1,617.47	98.03	1,650.00
Legal / Professional	0.00	125.00	125.00	100.00	10.00	500.00	490.00	98.00	500.00
Web Site Administration	30.00	30.00	0.00	0.00	355.00	360.00	5.00	1.39	360.00
Printing/Copies/Postage	110.20	24.13	-86.07	-356.6	110.20	290.00	179.80	62.00	290.00
Parking/Security Patrol	-20.00	0.00	20.00	0	-20.00	0.00	20.00	0	0.00
Transfer Fees to Agent	100.00	0.00	-100.00	0	200.00	0.00	-200.00	0	0.00
Total Administrative	1,102.15	1,054.13	-48.02	-4.56	11,162.73	13,300.00	2,137.27	16.07	13,300.00
UTILITIES									
Electricity	26.80	25.00	-1.80	-7.20	293.55	300.00	6.45	2.15	300.00
Trash/Recycling	1,185.15	1,191.63	6.48	0.54	14,780.55	14,300.00	-480.55	-3.36	14,300.00
Irrigation Water	88.28	90.00	1.72	1.91	9,129.11	8,800.00	-329.11	-3.74	8,800.00
Total Utilities	1,300.23	1,306.63	6.40	0.49	24,203.21	23,400.00	-803.21	-3.43	23,400.00
MAINTENANCE									
Cleaning/Sweeping	0.00	66.63	66.63	100.00	978.02	800.00	-178.02	-22.25	800.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	13,104.00	12,480.00	-624.00	-5.00	12,480.00
Plant Bed Maintenance	0.00	0.00	0.00	0	27.03	0.00	-27.03	0	0.00
Tree Maintain/Replace	770.00	416.63	-353.37	-84.82	6,870.00	5,000.00	-1,870.00	-37.40	5,000.00
Tree - EAB treatment	0.00	0.00	0.00	0	4,689.00	4,800.00	111.00	2.31	4,800.00
Roof Maintenance	350.00	58.37	-291.63	-499.6	735.00	700.00	-35.00	-5.00	700.00
Chimney Maintenance	0.00	35.87	35.87	100.00	0.00	430.00	430.00	100.00	430.00
Exterior Carpentry	0.00	83.37	83.37	100.00	488.07	1,000.00	511.93	51.19	1,000.00
Exterior Building Repairs	75.00	0.00	-75.00	0	954.86	0.00	-954.86	0	0.00
Gutter Maintenance	2,160.00	319.88	-1,840.12	-575.2	4,182.62	3,839.00	-343.62	-8.95	3,839.00
Snow Removal	0.00	1,750.00	1,750.00	100.00	6,883.00	9,000.00	2,117.00	23.52	9,000.00
Sprinklers Maintenance	0.00	0.00	0.00	0	1,685.60	2,000.00	314.40	15.72	2,000.00
Pest Control	673.00	0.00	-673.00	0	673.00	0.00	-673.00	0	0.00
Other Maintenance	0.00	125.00	125.00	100.00	282.56	1,500.00	1,217.44	81.16	1,500.00
Total Maintenance	4,028.00	2,855.75	-1,172.25	-41.05	41,552.76	41,549.00	-3.76	-0.01	41,549.00
TAXES & INSURANCE									
Insurance	2,743.49	2,573.50	-169.99	-6.61	32,275.91	30,882.00	-1,393.91	-4.51	30,882.00
Total Taxes & Insurance	2,743.49	2,573.50	-169.99	-6.61	32,275.91	30,882.00	-1,393.91	-4.51	30,882.00
Total Operating Expense	9,173.87	7,790.01	-1,383.86	-17.76	109,194.61	109,131.00	-63.61	-0.06	109,131.00

**Budget Comparison (Cash)
Cattail Cove West HOA - (cat)
Dec 2018**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
NET OPERATING INCOME	<u>1,142.13</u>	<u>2,756.99</u>	<u>-1,614.86</u>	<u>-58.57</u>	<u>14,808.60</u>	<u>14,535.00</u>	<u>273.60</u>	<u>1.88</u>	<u>14,535.00</u>
NON-OPERATING INCOME									
Reserve Interest Earned	0.00	0.00	0.00	0	69.52	0.00	69.52	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	69.52	0.00	69.52	0	0.00
RESERVES									
Asphalt Resurfacing	0.00	0.00	0.00	0	0.00	5,500.00	5,500.00	100.00	5,500.00
Asphalt Sealing & Striping	0.00	0.00	0.00	0	4,018.00	0.00	-4,018.00	0	0.00
Gutter/Downspout Replac.	0.00	0.00	0.00	0	37,770.00	25,500.00	-12,270.00	-48.12	25,500.00
Pre-Painting Building Repairs	0.00	0.00	0.00	0	-338.67	0.00	338.67	0	0.00
Total Reserves	0.00	0.00	0.00	0	41,449.33	31,000.00	-10,449.33	-33.71	31,000.00