

**Balance Sheet (Cash)**  
**Knollwood Village HOA - (kwv)**  
**Dec 2018**

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1/1/2019  
09:47 AM

Prepared For:  
Knollwood Village H. O. A.  
265 - 299 Spruce Court  
250 - 276 Spruce Street  
Boulder, CO 80302

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 - Long Term Res.

2,564.92

85,547.89

Total Cash

88,112.81

**TOTAL ASSETS**

88,112.81

**LIABILITIES & CAPITAL**

Liabilities

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

14,710.38

73,402.43

Total Equity

88,112.81

**TOTAL LIAB. & CAPITAL**

88,112.81

**Budget Comparison (Cash)  
Knollwood Village HOA - (kwv)  
Dec 2018**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>OPERATING INCOME</b>									
Gross Potential Assessments	6,172.00	6,172.00	0.00	0.00	74,064.00	74,064.00	0.00	0.00	74,064.00
Scheduled Assessments	6,172.00	6,172.00	0.00	0.00	74,064.00	74,064.00	0.00	0.00	74,064.00
Prepaid Assessments (+/-)	1,624.00	0.00	1,624.00	0	2,624.00	0.00	2,624.00	0	0.00
Delinquency (+/-)	51.00	0.00	51.00	0	0.00	0.00	0.00	0	0.00
Net Assessments Income	7,847.00	6,172.00	1,675.00	27.14	76,688.00	74,064.00	2,624.00	3.54	74,064.00
Interest from Accounts	0.00	0.00	0.00	0	4.85	0.00	4.85	0	0.00
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>7,847.00</b>	<b>6,172.00</b>	<b>1,675.00</b>	<b>27.14</b>	<b>77,092.85</b>	<b>74,064.00</b>	<b>3,028.85</b>	<b>4.09</b>	<b>74,064.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fees	572.00	572.00	0.00	0.00	6,808.67	6,864.00	55.33	0.81	6,864.00
Accounting/Bank charges	6.95	0.00	-6.95	0	32.53	225.00	192.47	85.54	225.00
Legal / Professional	200.00	0.00	-200.00	0	260.00	700.00	440.00	62.86	700.00
Web Site Administration	30.00	30.00	0.00	0.00	355.00	360.00	5.00	1.39	360.00
Printing/Copies/Postage	72.21	40.00	-32.21	-80.53	72.21	140.00	67.79	48.42	140.00
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>881.16</b>	<b>642.00</b>	<b>-239.16</b>	<b>-37.25</b>	<b>7,828.41</b>	<b>8,289.00</b>	<b>460.59</b>	<b>5.56</b>	<b>8,289.00</b>
<b>UTILITIES</b>									
Electricity	0.00	7.50	7.50	100.00	0.00	90.00	90.00	100.00	90.00
Trash/Recycling	748.65	711.12	-37.53	-5.28	8,817.66	8,533.00	-284.66	-3.34	8,533.00
Irrigation Water	61.50	15.00	-46.50	-310.0	2,417.40	1,732.00	-685.40	-39.57	1,732.00
<b>Total Utilities</b>	<b>810.15</b>	<b>733.62</b>	<b>-76.53</b>	<b>-10.43</b>	<b>11,235.06</b>	<b>10,355.00</b>	<b>-880.06</b>	<b>-8.50</b>	<b>10,355.00</b>
<b>MAINTENANCE</b>									
Fall/Spring clean-ups	740.00	0.00	-740.00	0	3,477.90	0.00	-3,477.90	0	0.00
Fertilization & Weed Control	691.50	0.00	-691.50	0	801.50	0.00	-801.50	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	5,821.00	5,800.00	-21.00	-0.36	5,800.00
Plant Bed Maintenance	0.00	0.00	0.00	0	202.77	0.00	-202.77	0	0.00
Tree Maintain/Replace	619.24	333.37	-285.87	-85.75	9,674.24	4,000.00	-5,674.24	-141.8	4,000.00
Grounds Maintenance - Misc.	0.00	0.00	0.00	0	80.00	0.00	-80.00	0	0.00
Tree - EAB treatment	0.00	0.00	0.00	0	7,744.00	0.00	-7,744.00	0	0.00
Paint/Stain Maintenance	1,203.09	0.00	-1,203.09	0	1,203.09	0.00	-1,203.09	0	0.00
Stucco Repairs	0.00	233.37	233.37	100.00	0.00	2,800.00	2,800.00	100.00	2,800.00
Roof Maintenance	500.00	62.50	-437.50	-700.0	500.00	750.00	250.00	33.33	750.00
Exterior Carpentry	0.00	150.00	150.00	100.00	560.89	1,800.00	1,239.11	68.84	1,800.00
Gutter Maintenance	1,380.00	200.00	-1,180.00	-590.0	3,720.00	2,400.00	-1,320.00	-55.00	2,400.00
Snow Removal	1,120.00	1,000.00	-120.00	-12.00	4,130.00	4,500.00	370.00	8.22	4,500.00
Sprinklers Maintenance	250.00	0.00	-250.00	0	1,989.50	3,000.00	1,010.50	33.68	3,000.00
Other Maintenance	95.90	250.00	154.10	61.64	119.31	3,000.00	2,880.69	96.02	3,000.00
<b>Total Maintenance</b>	<b>6,599.73</b>	<b>2,229.24</b>	<b>-4,370.49</b>	<b>-196.0</b>	<b>40,024.20</b>	<b>28,050.00</b>	<b>-11,974.20</b>	<b>-42.69</b>	<b>28,050.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	1,213.83	1,015.00	-198.83	-19.59	14,171.25	12,180.00	-1,991.25	-16.35	12,180.00
<b>Total Taxes &amp; Insurance</b>	<b>1,213.83</b>	<b>1,015.00</b>	<b>-198.83</b>	<b>-19.59</b>	<b>14,171.25</b>	<b>12,180.00</b>	<b>-1,991.25</b>	<b>-16.35</b>	<b>12,180.00</b>
<b>Total Operating Expense</b>	<b>9,504.87</b>	<b>4,619.86</b>	<b>-4,885.01</b>	<b>-105.7</b>	<b>73,258.92</b>	<b>58,874.00</b>	<b>-14,384.92</b>	<b>-24.43</b>	<b>58,874.00</b>
<b>NET OPERATING INCOME</b>	<b>-1,657.87</b>	<b>1,552.14</b>	<b>-3,210.01</b>	<b>-206.8</b>	<b>3,833.93</b>	<b>15,190.00</b>	<b>-11,356.07</b>	<b>-74.76</b>	<b>15,190.00</b>

**Budget Comparison (Cash)**  
**Knollwood Village HOA - (kwv)**  
**Dec 2018**

	<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>NON-OPERATING INCOME</b>									
Reserve Interest Earned	160.25	0.00	160.25	0	160.25	0.00	160.25	0	0.00
Total Non-Op. Income	160.25	0.00	160.25	0	160.25	0.00	160.25	0	0.00
<b>RESERVES</b>									
Tree/Shrub Reserve Expense	0.00	0.00	0.00	0	2,250.00	0.00	-2,250.00	0	0.00
Other Reserve Expenses	0.00	0.00	0.00	0	0.00	8,000.00	8,000.00	100.00	8,000.00
Total Reserves	0.00	0.00	0.00	0	2,250.00	8,000.00	5,750.00	71.88	8,000.00