

**Balance Sheet (Cash)**  
**Cattail Cove West HOA - (cat)**  
**Dec 2020**

Page 1  
1/4/2021  
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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	14,570.83
Cash in Bank-Reserve Savings	<u>92,213.37</u>
Total Cash	106,784.20
TOTAL ASSETS	<u>106,784.20</u>

**LIABILITIES & CAPITAL**

Liabilities	
Fund Balance (1/1/00 cash)	138,694.77
Retained Earnings	<u>-31,910.57</u>
Total Equity	106,784.20
TOTAL LIAB. & CAPITAL	<u>106,784.20</u>

**Budget Comparison (Cash)  
Cattail Cove West HOA - (cat)  
Dec 2020**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>OPERATING INCOME</b>									
Gross Potential Assessments	11,180.00	11,188.37	-8.37	-0.07	134,160.00	134,260.00	-100.00	-0.07	134,260.00
Scheduled Assessments	11,180.00	11,188.37	-8.37	-0.07	134,160.00	134,260.00	-100.00	-0.07	134,260.00
Prepaid Assessments (+/-)	1,297.20	0.00	1,297.20	0	7,468.95	0.00	7,468.95	0	0.00
Delinquency (+/-)	244.00	0.00	244.00	0	-6,815.74	0.00	-6,815.74	0	0.00
Net Assessments Income	12,721.20	11,188.37	1,532.83	13.70	134,813.21	134,260.00	553.21	0.41	134,260.00
Late Fees	160.00	0.00	160.00	0	1,225.87	0.00	1,225.87	0	0.00
Interest from Accounts	0.00	0.00	0.00	0	12.28	0.00	12.28	0	0.00
Transfer fees to HOA	0.00	0.00	0.00	0	675.00	0.00	675.00	0	0.00
<b>Total Operating Income</b>	<b>12,881.20</b>	<b>11,188.37</b>	<b>1,692.83</b>	<b>15.13</b>	<b>136,726.36</b>	<b>134,260.00</b>	<b>2,466.36</b>	<b>1.84</b>	<b>134,260.00</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	9.45	104.13	94.68	90.92	107.80	1,250.00	1,142.20	91.38	1,250.00
Legal / Professional	120.00	0.00	-120.00	0	125.00	750.00	625.00	83.33	750.00
Web Site Administration	30.00	30.00	0.00	0.00	360.00	360.00	0.00	0.00	360.00
Printing/Copies/Postage	288.85	32.50	-256.35	-788.7	376.60	390.00	13.40	3.44	390.00
Parking/Security Patrol	0.00	0.00	0.00	0	-50.00	0.00	50.00	0	0.00
Transfer Fees to Agent	0.00	0.00	0.00	0	375.00	0.00	-375.00	0	0.00
Other Administrative	0.00	0.00	0.00	0	10.00	0.00	-10.00	0	0.00
<b>Total Administrative</b>	<b>1,323.30</b>	<b>1,041.63</b>	<b>-281.67</b>	<b>-27.04</b>	<b>11,804.40</b>	<b>13,250.00</b>	<b>1,445.60</b>	<b>10.91</b>	<b>13,250.00</b>
<b>UTILITIES</b>									
Electricity	21.86	25.00	3.14	12.56	266.26	300.00	33.74	11.25	300.00
Trash/Recycling	1,258.10	1,300.00	41.90	3.22	15,334.15	15,600.00	265.85	1.70	15,600.00
Irrigation Water	101.08	105.00	3.92	3.73	8,359.92	8,000.00	-359.92	-4.50	8,000.00
<b>Total Utilities</b>	<b>1,381.04</b>	<b>1,430.00</b>	<b>48.96</b>	<b>3.42</b>	<b>23,960.33</b>	<b>23,900.00</b>	<b>-60.33</b>	<b>-0.25</b>	<b>23,900.00</b>
<b>MAINTENANCE</b>									
Cleaning/Sweeping	180.75	150.00	-30.75	-20.50	845.75	1,800.00	954.25	53.01	1,800.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	13,615.00	14,414.00	799.00	5.54	14,414.00
Tree Maintain/Replace	98.23	0.00	-98.23	0	3,578.23	5,000.00	1,421.77	28.44	5,000.00
Tree - EAB treatment	0.00	0.00	0.00	0	4,392.00	4,900.00	508.00	10.37	4,900.00
Roof Maintenance	0.00	100.00	100.00	100.00	972.38	1,200.00	227.62	18.97	1,200.00
Chimney Maintenance	0.00	80.00	80.00	100.00	0.00	960.00	960.00	100.00	960.00
Exterior Carpentry	0.00	0.00	0.00	0	1,470.00	3,000.00	1,530.00	51.00	3,000.00
Exterior Building Repairs	865.13	0.00	-865.13	0	1,070.57	0.00	-1,070.57	0	0.00
Gutter Maintenance	0.00	0.00	0.00	0	1,755.00	3,840.00	2,085.00	54.30	3,840.00
Snow Removal	467.00	1,750.00	1,283.00	73.31	10,090.00	8,500.00	-1,590.00	-18.71	8,500.00
Sprinklers Maintenance	0.00	0.00	0.00	0	2,718.49	2,500.00	-218.49	-8.74	2,500.00
Sign Maintenance	0.00	0.00	0.00	0	57.60	0.00	-57.60	0	0.00
Drywall Repairs	0.00	0.00	0.00	0	483.50	0.00	-483.50	0	0.00
Other Maintenance	0.00	125.00	125.00	100.00	109.04	1,500.00	1,390.96	92.73	1,500.00
<b>Total Maintenance</b>	<b>1,611.11</b>	<b>2,205.00</b>	<b>593.89</b>	<b>26.93</b>	<b>41,157.56</b>	<b>47,614.00</b>	<b>6,456.44</b>	<b>13.56</b>	<b>47,614.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	2,208.07	2,203.12	-4.95	-0.22	26,107.75	26,437.00	329.25	1.25	26,437.00
<b>Total Taxes &amp; Insurance</b>	<b>2,208.07</b>	<b>2,203.12</b>	<b>-4.95</b>	<b>-0.22</b>	<b>26,107.75</b>	<b>26,437.00</b>	<b>329.25</b>	<b>1.25</b>	<b>26,437.00</b>
<b>Total Operating Expense</b>	<b>6,523.52</b>	<b>6,879.75</b>	<b>356.23</b>	<b>5.18</b>	<b>103,030.04</b>	<b>111,201.00</b>	<b>8,170.96</b>	<b>7.35</b>	<b>111,201.00</b>

**Budget Comparison (Cash)**  
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**Dec 2020**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>NET OPERATING INCOME</b>	<u>6,357.68</u>	<u>4,308.62</u>	<u>2,049.06</u>	<u>47.56</u>	<u>33,696.32</u>	<u>23,059.00</u>	<u>10,637.32</u>	<u>46.13</u>	<u>23,059.00</u>
<b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	0.00	0.00	0.00	0	58.44	0.00	58.44	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	58.44	0.00	58.44	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
Pre-Painting Building Repairs	20,000.00	0.00	-20,000.00	0	20,000.00	0.00	-20,000.00	0	0.00
Structural Building Repair	0.00	0.00	0.00	0	2,693.23	0.00	-2,693.23	0	0.00
Total Reserves	20,000.00	0.00	-20,000.00	0	22,693.23	2,400.00	-20,293.23	-845.5	2,400.00