

**Balance Sheet (Cash)**  
**North Court Residences - (ncr)**  
**Dec 2016**

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1/10/2017  
02:48 PM

Prepared For:  
North Court Residences

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

**ASSETS**

Cash

Cash in Bank - Operating Acc't

6,417.77

Cash in Bank-1st Nat. Savings

179,530.05

Total Cash

185,947.82

**TOTAL ASSETS**

185,947.82

**LIABILITIES & CAPITAL**

Liabilities

Fund Balance - RDPM start date

89,450.56

Fund Balance (1/1/00 cash)

135.10

Retained Earnings

96,362.16

Total Equity

185,947.82

**TOTAL LIAB. & CAPITAL**

185,947.82

**Budget Comparison (Cash)  
North Court Residences - (ncr)  
Dec 2016**

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905 Little Leaf Court  
Longmont, CO 80503

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>OPERATING INCOME</b>									
Gross Potential Assessments	14,996.00	14,996.00	0.00	0.00	178,538.00	178,538.00	0.00	0.00	178,538.00
Assessments	0.00	0.00	0.00	0	-795.00	0.00	-795.00	0	0.00
Scheduled Assessments	14,996.00	14,996.00	0.00	0.00	177,743.00	178,538.00	-795.00	-0.45	178,538.00
Prepaid Assessments (+/-)	-634.00	0.00	-634.00	0	2,941.00	0.00	2,941.00	0	0.00
Delinquency (+/-)	268.00	0.00	268.00	0	-957.00	0.00	-957.00	0	0.00
Net Assessments Income	14,630.00	14,996.00	-366.00	-2.44	179,727.00	178,538.00	1,189.00	0.67	178,538.00
Late Fees	7.00	50.00	-43.00	-86.00	375.00	600.00	-225.00	-37.50	600.00
Garage Fees	483.00	506.00	-23.00	-4.55	5,916.00	6,028.00	-112.00	-1.86	6,028.00
Storage Fees	800.00	200.00	600.00	300.00	2,450.00	2,400.00	50.00	2.08	2,400.00
Interest from Accounts	0.00	2.00	-2.00	-100.0	24.89	24.00	0.89	3.71	24.00
Insurance Reimbursement	0.00	0.00	0.00	0	29.00	0.00	29.00	0	0.00
Transfer fees to HOA	0.00	0.00	0.00	0	800.00	0.00	800.00	0	0.00
<b>Total Operating Income</b>	<b>15,920.00</b>	<b>15,754.00</b>	<b>166.00</b>	<b>1.05</b>	<b>189,321.89</b>	<b>187,590.00</b>	<b>1,731.89</b>	<b>0.92</b>	<b>187,590.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fees	1,302.50	1,302.50	0.00	0.00	15,630.00	15,630.00	0.00	0.00	15,630.00
Accounting/Bank charges	0.00	20.87	20.87	100.00	251.50	250.00	-1.50	-0.60	250.00
Legal / Professional	0.00	100.00	100.00	100.00	10.00	1,200.00	1,190.00	99.17	1,200.00
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	33.37	33.37	100.00	232.01	400.00	167.99	42.00	400.00
Transfer Fees to Agent	0.00	0.00	0.00	0	400.00	0.00	-400.00	0	0.00
Umbrella Assoc. Dues	1,535.18	1,535.13	-0.05	0.00	18,422.16	18,422.00	-0.16	0.00	18,422.00
<b>Total Administrative</b>	<b>2,862.68</b>	<b>3,016.87</b>	<b>154.19</b>	<b>5.11</b>	<b>35,245.67</b>	<b>36,202.00</b>	<b>956.33</b>	<b>2.64</b>	<b>36,202.00</b>
<b>UTILITIES</b>									
Electricity	285.33	461.12	175.79	38.12	4,582.30	5,533.00	950.70	17.18	5,533.00
Trash/Recycling	1,282.75	1,179.37	-103.38	-8.77	14,556.08	14,152.00	-404.08	-2.86	14,152.00
Irrigation Water	63.15	75.00	11.85	15.80	5,800.32	4,500.00	-1,300.32	-28.90	4,500.00
Water & Sewer	2,727.63	2,545.13	-182.50	-7.17	32,092.37	30,542.00	-1,550.37	-5.08	30,542.00
Telephone - Sprinkler Alarm	32.10	33.37	1.27	3.81	391.77	400.00	88.23	22.06	400.00
Sprinkler Alarm Monitoring	0.00	200.00	200.00	100.00	2,370.00	2,400.00	30.00	1.25	2,400.00
<b>Total Utilities</b>	<b>4,390.96</b>	<b>4,493.99</b>	<b>103.03</b>	<b>2.29</b>	<b>59,752.84</b>	<b>57,527.00</b>	<b>-2,225.84</b>	<b>-3.87</b>	<b>57,527.00</b>
<b>MAINTENANCE</b>									
Cleaning/Sweeping	0.00	0.00	0.00	0	210.93	0.00	-210.93	0	0.00
Fire Sprinkler Maintenance	0.00	500.00	500.00	100.00	3,790.75	6,000.00	2,209.25	36.82	6,000.00
Electrical Maintenance	0.00	0.00	0.00	0	478.52	0.00	-478.52	0	0.00
Fall/Spring clean-ups	1,100.00	0.00	-1,100.00	0	1,100.00	0.00	-1,100.00	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	6,660.01	6,000.00	-660.01	-11.00	6,000.00
Plant Bed Maintenance	1,681.35	1,583.37	-97.98	-6.19	26,341.44	19,000.00	-7,341.44	-38.64	19,000.00
Tree Maintain/Replace	0.00	0.00	0.00	0	4,101.00	4,000.00	-101.00	-2.53	4,000.00
Shrub Maintain/Replace	0.00	166.63	166.63	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
Paint/Stain Maintenance	0.00	0.00	0.00	0	475.00	0.00	-475.00	0	0.00
Roof Maintenance	0.00	150.00	150.00	100.00	820.00	1,800.00	980.00	54.44	1,800.00
Exterior Carpentry	0.00	0.00	0.00	0	954.70	0.00	-954.70	0	0.00
Exterior Building Repairs	0.00	83.37	83.37	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
Gutter Maintenance	0.00	100.00	100.00	100.00	300.00	1,200.00	900.00	75.00	1,200.00
Snow Removal	0.00	2,125.00	2,125.00	100.00	4,463.24	8,500.00	4,036.76	47.49	8,500.00
Sprinklers Maintenance	0.00	0.00	0.00	0	2,328.27	1,500.00	-828.27	-55.22	1,500.00
Mailbox Maintenance	0.00	0.00	0.00	0	111.59	0.00	-111.59	0	0.00
Drywall Repairs	0.00	0.00	0.00	0	297.65	0.00	-297.65	0	0.00
Pest Control	0.00	0.00	0.00	0	85.00	0.00	-85.00	0	0.00

**Budget Comparison (Cash)  
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Dec 2016**

	<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>
Light bulbs	0.00	0.00	0.00	0	77.06	0.00	-77.06	0	0.00
Other Maintenance	0.00	166.63	166.63	100.00	383.56	2,000.00	1,616.44	80.82	2,000.00
<b>Total Maintenance</b>	<b>2,781.35</b>	<b>4,875.00</b>	<b>2,093.65</b>	<b>42.95</b>	<b>52,978.72</b>	<b>53,000.00</b>	<b>21.28</b>	<b>0.04</b>	<b>53,000.00</b>
<b>TAXES &amp; INSURANCE</b>									
Taxes	0.00	0.00	0.00	0	0.00	100.00	100.00	100.00	100.00
Insurance	1,107.48	1,262.50	155.02	12.28	14,361.63	15,150.00	788.37	5.20	15,150.00
<b>Total Taxes &amp; Insurance</b>	<b>1,107.48</b>	<b>1,262.50</b>	<b>155.02</b>	<b>12.28</b>	<b>14,361.63</b>	<b>15,250.00</b>	<b>888.37</b>	<b>5.83</b>	<b>15,250.00</b>
<b>Total Operating Expense</b>	<b>11,142.47</b>	<b>13,648.36</b>	<b>2,505.89</b>	<b>18.36</b>	<b>162,338.86</b>	<b>161,979.00</b>	<b>-359.86</b>	<b>-0.22</b>	<b>161,979.00</b>
 <b>NET OPERATING INCOME</b>	 <b>4,777.53</b>	 <b>2,105.64</b>	 <b>2,671.89</b>	 <b>126.89</b>	 <b>26,983.03</b>	 <b>25,611.00</b>	 <b>1,372.03</b>	 <b>5.36</b>	 <b>25,611.00</b>
 <b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	0.00	44.00	-44.00	-100.0	249.89	176.00	73.89	41.98	176.00
<b>Total Non-Op. Income</b>	<b>0.00</b>	<b>44.00</b>	<b>-44.00</b>	<b>-100.0</b>	<b>249.89</b>	<b>176.00</b>	<b>73.89</b>	<b>41.98</b>	<b>176.00</b>