

Balance Sheet (Cash)
Knollwood Village HOA - (kwv)
Dec 2017

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1/8/2018
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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.

980.47

84,222.54

Total Cash

85,203.01

TOTAL ASSETS

85,203.01

LIABILITIES & CAPITAL

Liabilities

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

14,710.38

70,492.63

Total Equity

85,203.01

TOTAL LIAB. & CAPITAL

85,203.01

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	5,824.00	5,824.00	0.00	0.00	70,756.00	69,888.00	868.00	1.24	69,888.00
Scheduled Assessments	5,824.00	5,824.00	0.00	0.00	70,756.00	69,888.00	868.00	1.24	69,888.00
Prepaid Assessments (+/-)	44.00	0.00	44.00	0	-2,463.00	0.00	-2,463.00	0	0.00
Delinquency (+/-)	-116.00	0.00	-116.00	0	-248.00	0.00	-248.00	0	0.00
Net Assessments Income	5,752.00	5,824.00	-72.00	-1.24	68,045.00	69,888.00	-1,843.00	-2.64	69,888.00
Late Fees	0.00	1.63	-1.63	-100.0	20.00	20.00	0.00	0.00	20.00
Interest from Accounts	0.00	10.38	-10.38	-100.0	4.03	125.00	-120.97	-96.78	125.00
Total Operating Income	5,752.00	5,836.01	-84.01	-1.44	68,069.03	70,033.00	-1,963.97	-2.80	70,033.00
OPERATING EXPENSES									
ADMINISTRATION									
Management Fees	516.67	516.63	-0.04	-0.01	6,200.04	6,200.00	-0.04	0.00	6,200.00
Accounting/Bank charges	0.00	18.75	18.75	100.00	210.00	225.00	15.00	6.67	225.00
Legal / Professional	0.00	58.37	58.37	100.00	290.50	700.00	409.50	58.50	700.00
Web Site Administration	25.00	25.00	0.00	0.00	300.00	300.00	0.00	0.00	300.00
Printing/Copies/Postage	8.02	16.63	8.61	51.77	135.83	200.00	64.17	32.09	200.00
Other Administrative	1,500.00	62.50	-1,437.50	-2,300	1,500.00	750.00	-750.00	-100.0	750.00
Total Administrative	2,049.69	697.88	-1,351.81	-193.7	8,636.37	8,375.00	-261.37	-3.12	8,375.00
UTILITIES									
Electricity	0.00	7.50	7.50	100.00	0.00	90.00	90.00	100.00	90.00
Trash/Recycling	714.75	650.00	-64.75	-9.96	8,193.28	7,800.00	-393.28	-5.04	7,800.00
Irrigation Water	0.00	55.00	55.00	100.00	1,643.67	1,800.00	156.33	8.69	1,800.00
Total Utilities	714.75	712.50	-2.25	-0.32	9,836.95	9,690.00	-146.95	-1.52	9,690.00
MAINTENANCE									
Weeding/Leaf Raking	0.00	0.00	0.00	0	1,250.00	0.00	-1,250.00	0	0.00
Fall/Spring clean-ups	1,200.00	0.00	-1,200.00	0	5,402.00	0.00	-5,402.00	0	0.00
Fertilization & Weed Control	37.50	0.00	-37.50	0	325.94	0.00	-325.94	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	4,055.00	5,775.00	1,720.00	29.78	5,775.00
Tree Maintain/Replace	532.80	0.00	-532.80	0	3,133.84	3,200.00	66.16	2.07	3,200.00
Shrub Maintain/Replace	0.00	0.00	0.00	0	0.00	1,800.00	1,800.00	100.00	1,800.00
Stucco Repairs	0.00	233.37	233.37	100.00	0.00	2,800.00	2,800.00	100.00	2,800.00
Concrete Repairs	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Roof Maintenance	0.00	62.50	62.50	100.00	0.00	750.00	750.00	100.00	750.00
Exterior Carpentry	0.00	66.63	66.63	100.00	2,191.36	800.00	-1,391.36	-173.9	800.00
Gutter Maintenance	0.00	200.00	200.00	100.00	950.00	2,400.00	1,450.00	60.42	2,400.00
Snow Removal	0.00	1,000.00	1,000.00	100.00	3,400.00	5,500.00	2,100.00	38.18	5,500.00
Sprinklers Maintenance	0.00	0.00	0.00	0	4,051.25	1,600.00	-2,451.25	-153.2	1,600.00
Drywall Repairs	412.50	0.00	-412.50	0	412.50	0.00	-412.50	0	0.00
Other Maintenance	7.60	125.00	117.40	93.92	2,640.97	1,500.00	-1,140.97	-76.06	1,500.00
Total Maintenance	2,190.40	1,737.50	-452.90	-26.07	27,812.86	26,725.00	-1,087.86	-4.07	26,725.00
TAXES & INSURANCE									
Insurance	2,221.16	895.87	-1,325.29	-147.9	11,381.92	10,750.00	-631.92	-5.88	10,750.00
Total Taxes & Insurance	2,221.16	895.87	-1,325.29	-147.9	11,381.92	10,750.00	-631.92	-5.88	10,750.00
Total Operating Expense	7,176.00	4,043.75	-3,132.25	-77.46	57,668.10	55,540.00	-2,128.10	-3.83	55,540.00
NET OPERATING INCOME	-1,424.00	1,792.26	-3,216.26	-179.4	10,400.93	14,493.00	-4,092.07	-28.23	14,493.00

Budget Comparison (Cash)
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Dec 2017

	<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>
NON-OPERATING INCOME									
Reserve Interest Earned	0.00	0.00	0.00	0	11.71	0.00	11.71	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	11.71	0.00	11.71	0	0.00
RESERVES									
Sidewalk Replacement	0.00	0.00	0.00	0	1,200.00	0.00	-1,200.00	0	0.00
Landscape Timbers/Stone Walls	0.00	0.00	0.00	0	8,000.00	0.00	-8,000.00	0	0.00
Tree/Shrub Reserve Expense	0.00	0.00	0.00	0	13,700.00	0.00	-13,700.00	0	0.00
Lighting Improvements	0.00	0.00	0.00	0	790.00	0.00	-790.00	0	0.00
Landscape Upgrade / Improve	0.00	0.00	0.00	0	890.00	0.00	-890.00	0	0.00
Total Reserves	0.00	0.00	0.00	0	24,580.00	0.00	-24,580.00	0	0.00