

Balance Sheet (Cash)
Knollwood Village HOA - (kwv)
Dec 2019

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1/2/2020
09:25 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.

18,587.38

60,935.86

Total Cash

79,523.24

TOTAL ASSETS

79,523.24

LIABILITIES & CAPITAL

Liabilities

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

14,710.38

64,812.86

Total Equity

79,523.24

TOTAL LIAB. & CAPITAL

79,523.24

**Budget Comparison (Cash)
Knollwood Village HOA - (kwv)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
OPERATING INCOME									
Gross Potential Assessments	6,916.00	6,916.00	0.00	0.00	82,992.00	82,992.00	0.00	0.00	82,992.00
Scheduled Assessments	6,916.00	6,916.00	0.00	0.00	82,992.00	82,992.00	0.00	0.00	82,992.00
Prepaid Assessments (+/-)	-153.00	0.00	-153.00	0	-354.00	0.00	-354.00	0	0.00
Delinquency (+/-)	2,058.00	0.00	2,058.00	0	-5.00	0.00	-5.00	0	0.00
Net Assessments Income	8,821.00	6,916.00	1,905.00	27.54	82,633.00	82,992.00	-359.00	-0.43	82,992.00
Late Fees	40.00	0.00	40.00	0	40.00	0.00	40.00	0	0.00
Interest from Accounts	0.00	0.00	0.00	0	5.25	0.00	5.25	0	0.00
Transfer fees to HOA	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Total Operating Income	8,861.00	6,916.00	1,945.00	28.12	82,778.25	82,992.00	-213.75	-0.26	82,992.00
OPERATING EXPENSES									
ADMINISTRATION									
Management Fees	572.00	572.00	0.00	0.00	6,864.00	6,864.00	0.00	0.00	6,864.00
Accounting/Bank charges	8.05	0.00	-8.05	0	129.60	225.00	95.40	42.40	225.00
Legal / Professional	0.00	0.00	0.00	0	10.00	800.00	790.00	98.75	800.00
Web Site Administration	30.00	30.00	0.00	0.00	360.00	360.00	0.00	0.00	360.00
Printing/Copies/Postage	75.62	40.00	-35.62	-89.05	140.02	140.00	-0.02	-0.01	140.00
Transfer Fees to Agent	0.00	0.00	0.00	0	100.00	0.00	-100.00	0	0.00
Other Administrative	0.00	0.00	0.00	0	502.28	0.00	-502.28	0	0.00
Total Administrative	685.67	642.00	-43.67	-6.80	8,105.90	8,389.00	283.10	3.37	8,389.00
UTILITIES									
Electricity	0.00	7.50	7.50	100.00	0.00	90.00	90.00	100.00	90.00
Trash/Recycling	771.35	758.37	-12.98	-1.71	9,356.10	9,100.00	-256.10	-2.81	9,100.00
Irrigation Water	65.82	15.00	-50.82	-338.8	1,806.34	2,200.00	393.66	17.89	2,200.00
Total Utilities	837.17	780.87	-56.30	-7.21	11,162.44	11,390.00	227.56	2.00	11,390.00
MAINTENANCE									
Electrical Maintenance	0.00	0.00	0.00	0	380.00	0.00	-380.00	0	0.00
Fall/Spring clean-ups	0.00	0.00	0.00	0	1,250.00	0.00	-1,250.00	0	0.00
Fertilization & Weed Control	0.00	0.00	0.00	0	110.00	0.00	-110.00	0	0.00
Routine Landscape Maintenance	0.00	0.00	0.00	0	5,526.00	9,000.00	3,474.00	38.60	9,000.00
Tree Maintain/Replace	0.00	500.00	500.00	100.00	13,997.78	6,000.00	-7,997.78	-133.3	6,000.00
Grounds Maintenance - Misc.	0.00	0.00	0.00	0	1,199.12	0.00	-1,199.12	0	0.00
Stucco Repairs	0.00	166.63	166.63	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
Concrete Repairs	0.00	0.00	0.00	0	0.00	300.00	300.00	100.00	300.00
Parking Lot Maintenance	0.00	0.00	0.00	0	498.00	0.00	-498.00	0	0.00
Plumbing Maintenance	385.00	0.00	-385.00	0	1,144.00	0.00	-1,144.00	0	0.00
Roof Maintenance	275.00	62.50	-212.50	-340.0	275.00	750.00	475.00	63.33	750.00
Exterior Carpentry	0.00	200.00	200.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
Gutter Maintenance	1,380.00	208.37	-1,171.63	-562.2	2,340.00	2,500.00	160.00	6.40	2,500.00
Snow Removal	1,455.00	550.00	-905.00	-164.5	5,575.00	3,800.00	-1,775.00	-46.71	3,800.00
Sprinklers Maintenance	0.00	0.00	0.00	0	2,896.00	1,800.00	-1,096.00	-60.89	1,800.00
Drywall Repairs	520.00	0.00	-520.00	0	520.00	0.00	-520.00	0	0.00
Other Maintenance	0.00	208.37	208.37	100.00	769.72	2,500.00	1,730.28	69.21	2,500.00
Total Maintenance	4,015.00	1,895.87	-2,119.13	-111.7	36,480.62	31,050.00	-5,430.62	-17.49	31,050.00
TAXES & INSURANCE									
Insurance	1,402.83	1,250.00	-152.83	-12.23	18,921.97	15,000.00	-3,921.97	-26.15	15,000.00
Total Taxes & Insurance	1,402.83	1,250.00	-152.83	-12.23	18,921.97	15,000.00	-3,921.97	-26.15	15,000.00
Total Operating Expense	6,940.67	4,568.74	-2,371.93	-51.92	74,670.93	65,829.00	-8,841.93	-13.43	65,829.00

Budget Comparison (Cash)
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Dec 2019

	<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>
NET OPERATING INCOME	1,920.33	2,347.26	-426.93	-18.19	8,107.32	17,163.00	-9,055.68	-52.76	17,163.00
NON-OPERATING INCOME									
Reserve Interest Earned	0.00	0.00	0.00	0	387.97	0.00	387.97	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	387.97	0.00	387.97	0	0.00
RESERVES									
Stucco Refurbishment	8,738.00	0.00	-8,738.00	0	8,738.00	0.00	-8,738.00	0	0.00
Fence Replacement	0.00	0.00	0.00	0	2,671.76	0.00	-2,671.76	0	0.00
Lighting Improvements	1,400.00	0.00	-1,400.00	0	1,400.00	0.00	-1,400.00	0	0.00
Landscape Upgrade / Improve	3,677.06	0.00	-3,677.06	0	4,277.06	0.00	-4,277.06	0	0.00
Total Reserves	13,815.06	0.00	-13,815.06	0	17,086.82	0.00	-17,086.82	0	0.00