

**Balance Sheet (Cash)**  
**Knollwood Village HOA - (kwv)**  
**Dec 2020**

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 346.08

Cash in Bank - Long Term Res. 36,049.80

Total Cash 36,395.88

**TOTAL ASSETS** 36,395.88

**LIABILITIES & CAPITAL**

Liabilities

Fund Balance (1/1/00 cash) 14,710.38

Retained Earnings 21,685.50

Total Equity 36,395.88

**TOTAL LIAB. & CAPITAL** 36,395.88

**Budget Comparison (Cash)**  
**Knollwood Village HOA - (kwv)**  
**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	7,744.00	7,744.00	0.00	0.00	92,928.00	92,928.00	0.00	0.00	92,928.00
Scheduled Assessments	7,744.00	7,744.00	0.00	0.00	92,928.00	92,928.00	0.00	0.00	92,928.00
Prepaid Assessments (+/-)	-63.00	0.00	-63.00	0	1,688.00	0.00	1,688.00	0	0.00
Delinquency (+/-)	660.00	0.00	660.00	0	-1,630.00	0.00	-1,630.00	0	0.00
Net Assessments Income	8,341.00	7,744.00	597.00	7.71	92,986.00	92,928.00	58.00	0.06	92,928.00
Late Fees	0.00	0.00	0.00	0	20.00	0.00	20.00	0	0.00
Interest from Accounts	0.00	0.00	0.00	0	6.79	0.00	6.79	0	0.00
<b>Total Operating Income</b>	<b>8,341.00</b>	<b>7,744.00</b>	<b>597.00</b>	<b>7.71</b>	<b>93,012.79</b>	<b>92,928.00</b>	<b>84.79</b>	<b>0.09</b>	<b>92,928.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATION</b>									
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	9.45	0.00	-9.45	0	107.80	225.00	117.20	52.09	225.00
Legal / Professional	429.00	0.00	-429.00	0	429.00	750.00	321.00	42.80	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	53.98	40.00	-13.98	-34.95	130.48	140.00	9.52	6.80	140.00
Other Administrative	0.00	0.00	0.00	0	10.00	0.00	-10.00	0	0.00
<b>Total Administrative</b>	<b>1,094.43</b>	<b>642.00</b>	<b>-452.43</b>	<b>-70.47</b>	<b>7,901.28</b>	<b>8,339.00</b>	<b>437.72</b>	<b>5.25</b>	<b>8,339.00</b>
<b>UTILITIES</b>									
Electricity	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
Trash/Recycling	797.55	791.63	-5.92	-0.75	9,624.92	9,500.00	-124.92	-1.31	9,500.00
Irrigation Water	70.44	71.00	0.56	0.79	2,508.96	2,100.00	-408.96	-19.47	2,100.00
<b>Total Utilities</b>	<b>867.99</b>	<b>872.63</b>	<b>4.64</b>	<b>0.53</b>	<b>12,133.88</b>	<b>11,720.00</b>	<b>-413.88</b>	<b>-3.53</b>	<b>11,720.00</b>
<b>MAINTENANCE</b>									
Electrical Maintenance	0.00	0.00	0.00	0	280.00	0.00	-280.00	0	0.00
Fall/Spring clean-ups	1,138.00	0.00	-1,138.00	0	1,923.86	0.00	-1,923.86	0	0.00
Routine Landscape Maintenance	435.00	0.00	-435.00	0	6,375.00	9,000.00	2,625.00	29.17	9,000.00
Tree Maintain/Replace	4,006.00	0.00	-4,006.00	0	16,281.77	6,000.00	-10,281.77	-171.3	6,000.00
Grounds Maintenance - Misc.	288.00	0.00	-288.00	0	288.00	0.00	-288.00	0	0.00
Tree - EAB treatment	0.00	0.00	0.00	0	7,704.00	7,900.00	196.00	2.48	7,900.00
Stucco Repairs	3,000.00	0.00	-3,000.00	0	3,000.00	0.00	-3,000.00	0	0.00
Concrete Repairs	0.00	0.00	0.00	0	0.00	1,000.00	1,000.00	100.00	1,000.00
Roof Maintenance	0.00	62.50	62.50	100.00	280.00	750.00	470.00	62.67	750.00
Gutter Maintenance	1,380.00	203.37	-1,176.63	-578.5	2,535.00	2,440.00	-95.00	-3.89	2,440.00
Snow Removal	1,830.00	750.00	-1,080.00	-144.0	5,820.00	4,200.00	-1,620.00	-38.57	4,200.00
Sprinklers Maintenance	0.00	0.00	0.00	0	1,913.40	2,200.00	286.60	13.03	2,200.00
Drywall Repairs	0.00	0.00	0.00	0	940.00	0.00	-940.00	0	0.00
Other Maintenance	0.00	200.00	200.00	100.00	732.35	2,400.00	1,667.65	69.49	2,400.00
<b>Total Maintenance</b>	<b>12,077.00</b>	<b>1,215.87</b>	<b>-10,861.13</b>	<b>-893.2</b>	<b>48,073.38</b>	<b>35,890.00</b>	<b>-12,183.38</b>	<b>-33.95</b>	<b>35,890.00</b>
<b>TAXES &amp; INSURANCE</b>									
Insurance	3,819.24	1,687.12	-2,132.12	-126.3	18,741.14	20,245.00	1,503.86	7.43	20,245.00
<b>Total Taxes &amp; Insurance</b>	<b>3,819.24</b>	<b>1,687.12</b>	<b>-2,132.12</b>	<b>-126.3</b>	<b>18,741.14</b>	<b>20,245.00</b>	<b>1,503.86</b>	<b>7.43</b>	<b>20,245.00</b>
<b>Total Operating Expense</b>	<b>17,858.66</b>	<b>4,417.62</b>	<b>-13,441.04</b>	<b>-304.2</b>	<b>86,849.68</b>	<b>76,194.00</b>	<b>-10,655.68</b>	<b>-13.98</b>	<b>76,194.00</b>
<b>NET OPERATING INCOME</b>	<b>-9,517.66</b>	<b>3,326.38</b>	<b>-12,844.04</b>	<b>-386.1</b>	<b>6,163.11</b>	<b>16,734.00</b>	<b>-10,570.89</b>	<b>-63.17</b>	<b>16,734.00</b>

**Budget Comparison (Cash)**  
**Knollwood Village HOA - (kwv)**  
**Dec 2020**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>NON-OPERATING INCOME</b>									
Reserve Interest Earned	110.71	0.00	110.71	0	110.71	0.00	110.71	0	0.00
Total Non-Op. Income	110.71	0.00	110.71	0	110.71	0.00	110.71	0	0.00
<b>NON-OPERATING EXPENSES</b>									
Other Non-Op. Expenses	1,000.00	0.00	-1,000.00	0	1,000.00	0.00	-1,000.00	0	0.00
Total Non-Op. Expenses	1,000.00	0.00	-1,000.00	0	1,000.00	0.00	-1,000.00	0	0.00
<b>RESERVES</b>									
Exterior Painting/Stain	0.00	0.00	0.00	0	1,600.00	1,600.00	0.00	0.00	1,600.00
Stucco Refurbishment	0.00	0.00	0.00	0	4,110.00	4,110.00	0.00	0.00	4,110.00
Gutter/Downspout Replac.	0.00	0.00	0.00	0	3,290.00	0.00	-3,290.00	0	0.00
Fence / Rail Modification	0.00	0.00	0.00	0	14,000.00	14,000.00	0.00	0.00	14,000.00
Staining, Misc.	0.00	0.00	0.00	0	11,875.00	11,875.00	0.00	0.00	11,875.00
Drainage Improvements	0.00	0.00	0.00	0	589.59	0.00	-589.59	0	0.00
Exterior wall rail caps	0.00	0.00	0.00	0	3,388.00	3,688.00	300.00	8.13	3,688.00
Landscape Upgrade / Improve	0.00	0.00	0.00	0	4,892.16	5,998.00	1,105.84	18.44	5,998.00
Legal Expense From Reserves	705.00	0.00	-705.00	0	705.00	0.00	-705.00	0	0.00
Structural Building Repair	0.00	0.00	0.00	0	4,472.19	0.00	-4,472.19	0	0.00
Total Reserves	705.00	0.00	-705.00	0	48,921.94	41,271.00	-7,650.94	-18.54	41,271.00