

Balance Sheet (Cash)
Knollwood Village HOA - (kwv)
Dec 2016

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1/10/2017
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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.
303-485-9818
905 Little Leaf Court
Longmont, CO 80503

ASSETS

Cash

Cash in Bank - Operating Acc't	4,530.37
Cash in Bank - Short Term Res.	10,581.96
Cash in Bank - Long Term Res.	<u>84,222.54</u>

Total Cash	<u>99,334.87</u>
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TOTAL ASSETS

99,334.87

LIABILITIES & CAPITAL

Liabilities

Fund Balance (1/1/00 cash)	14,710.38
Retained Earnings	<u>84,624.49</u>

Total Equity	<u>99,334.87</u>
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TOTAL LIAB. & CAPITAL

99,334.87

**Budget Comparison (Cash)
Knollwood Village HOA - (kwv)
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	<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>
OPERATING INCOME									
Gross Potential Assessments	5,544.00	5,544.00	0.00	0.00	68,698.00	66,528.00	2,170.00	3.26	66,528.00
Scheduled Assessments	5,544.00	5,544.00	0.00	0.00	68,698.00	66,528.00	2,170.00	3.26	66,528.00
Prepaid Assessments (+/-)	2,642.08	0.00	2,642.08	0	1,396.08	0.00	1,396.08	0	0.00
Delinquency (+/-)	-853.08	0.00	-853.08	0	-1,089.08	0.00	-1,089.08	0	0.00
Net Assessments Income	7,333.00	5,544.00	1,789.00	32.27	69,005.00	66,528.00	2,477.00	3.72	66,528.00
Late Fees	0.00	1.63	-1.63	-100.0	10.00	20.00	-10.00	-50.00	20.00
Interest from Accounts	0.00	12.88	-12.88	-100.0	3.46	155.00	-151.54	-97.77	155.00
Transfer fees to HOA	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Total Operating Income	7,333.00	5,558.51	1,774.49	31.92	69,118.46	66,703.00	2,415.46	3.62	66,703.00
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	216.50	225.00	8.50	3.78	225.00
Legal / Professional	0.00	58.37	58.37	100.00	26.00	700.00	674.00	96.29	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	0.00	14.62	14.62	100.00	275.34	175.00	-100.34	-57.34	175.00
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	750.00	750.00	0.00	0.00	750.00
Total Administrative	541.67	633.37	91.70	14.48	7,867.88	8,350.00	482.12	5.77	8,350.00
UTILITIES									
Electricity	0.00	7.50	7.50	100.00	0.00	90.00	90.00	100.00	90.00
Trash/Recycling	629.20	616.63	-12.57	-2.04	7,611.54	7,400.00	-211.54	-2.86	7,400.00
Irrigation Water	0.00	50.00	50.00	100.00	1,821.81	1,600.00	-221.81	-13.86	1,600.00
Total Utilities	629.20	674.13	44.93	6.66	9,433.35	9,090.00	-343.35	-3.78	9,090.00
MAINTENANCE									
Routine Landscape Maintenance	0.00	0.00	0.00	0	5,145.02	5,775.00	629.98	10.91	5,775.00
Plant Bed Maintenance	99.29	0.00	-99.29	0	99.29	0.00	-99.29	0	0.00
Tree Maintain/Replace	0.00	0.00	0.00	0	9,661.85	3,200.00	-6,461.85	-201.9	3,200.00
Stucco Repairs	0.00	250.00	250.00	100.00	1,364.71	3,000.00	1,635.29	54.51	3,000.00
Concrete Repairs	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
Plumbing Maintenance	175.00	0.00	-175.00	0	340.00	0.00	-340.00	0	0.00
Roof Maintenance	0.00	62.50	62.50	100.00	1,215.00	750.00	-465.00	-62.00	750.00
Exterior Carpentry	177.40	50.00	-127.40	-254.8	525.12	600.00	74.88	12.48	600.00
Gutter Maintenance	1,574.00	100.00	-1,474.00	-1,474	4,444.00	1,200.00	-3,244.00	-270.3	1,200.00
Snow Removal	1,200.00	1,200.00	0.00	0.00	5,141.97	4,800.00	-341.97	-7.12	4,800.00
Sprinklers Maintenance	0.00	0.00	0.00	0	6,474.34	1,400.00	-5,074.34	-362.4	1,400.00
Pest Control	0.00	0.00	0.00	0	110.00	0.00	-110.00	0	0.00
Other Maintenance	13.92	166.63	152.71	91.65	2,276.68	2,000.00	-276.68	-13.83	2,000.00
Total Maintenance	3,239.61	1,879.13	-1,360.48	-72.40	36,797.98	23,325.00	-13,472.98	-57.76	23,325.00
TAXES & INSURANCE									
Insurance	1,769.82	853.87	-915.95	-107.2	11,440.41	10,246.00	-1,194.41	-11.66	10,246.00
Total Taxes & Insurance	1,769.82	853.87	-915.95	-107.2	11,440.41	10,246.00	-1,194.41	-11.66	10,246.00
Total Operating Expense	6,180.30	4,040.50	-2,139.80	-52.96	65,539.62	51,011.00	-14,528.62	-28.48	51,011.00
NET OPERATING INCOME	1,152.70	1,518.01	-365.31	-24.07	3,578.84	15,692.00	-12,113.16	-77.19	15,692.00

Budget Comparison (Cash)
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Dec 2016

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NON-OPERATING INCOME									
Reserve Interest Earned	0.00	0.00	0.00	0	128.34	0.00	128.34	0	0.00
Total Non-Op. Income	0.00	0.00	0.00	0	128.34	0.00	128.34	0	0.00
RESERVES									
Landscape Upgrade / Improve	0.00	0.00	0.00	0	23,590.62	0.00	-23,590.62	0	0.00
Total Reserves	0.00	0.00	0.00	0	23,590.62	0.00	-23,590.62	0	0.00