

Balance Sheet

Thursday, August 31, 2017

Cottonwood Park Condos

Accrual Accounting Year Starts January 1, 2017

ASSETS		
Current Assets		
Firstbank Checking	\$20,223.11	
Total Current Assets		\$20,223.11
Reserve Accounts		
Liquid Assets 1stBank		
1stBk Liq Acct (12/31/16)	\$26,269.96	
Interest Reserves Cur Yr	\$12.65	
Roof Fund Balance	\$8,889.40	
Total Liquid Assets 1stBank	\$35,172.01	
Certificates of Deposit		
Mile Hi 2yr CD 10/4/17 77	\$26,273.75	
Mile Hi 2yr CD 8/29/18 33	\$25,686.55	
Mile Hi 3yr CD 10/4/17 36	\$26,528.80	
Mile Hi 3yr CD 8/29/18 21	\$26,029.52	
Total Certificates of Deposit	\$104,518.62	
Total Reserve Accounts		\$139,690.63
Member Receivables		
Current Fee Receivables		
M/R Dues	\$958.07	
M/R Heat Charges	\$5.77	
M/R Hot Water Charges	\$48.84	
M/R Sewer Charges	\$84.67	
M/R Utility Metering	\$20.00	
M/Rx Late Fees	\$175.00	
M/Rx Repair Chg. to Owner	\$342.54	
Total Current Fee Receivables	\$1,634.89	
Owner Boiler Repay Assn.		
M/R Boiler Repair chg Own	\$293.04	
O/R Boiler Code Chg.	(\$66.45)	
O/R Sept.Boiler Code Chg.	(\$2.70)	
Total Owner Boiler Repay Assn.	\$223.89	
Total Member Receivables		\$1,858.78
Other Assets		
Allowance for Bad Debt	(\$5,733.24)	
Prepaid Expenses	\$4,042.31	
Total Other Assets		(\$1,690.93)
TOTAL ASSETS		<u>\$160,081.59</u>
LIABILITIES		
Current Liabilities		
Accounts Payable	\$21,607.28	
Prepaid Dues Credit	\$969.01	
Total Current Liabilities		\$22,576.29
TOTAL LIABILITIES		<u>\$22,576.29</u>
EQUITY		
Earnings		
Current Year Earnings	\$20,381.35	

Balance Sheet

Thursday, August 31, 2017

Cottonwood Park Condos (Continued)

Accrual Accounting Year Starts January 1, 2017

EQUITY (Continued)

Earnings (Continued)

Interest 2Yr CD 133	\$158.88	
Interest 3Yr CD 721	\$107.46	
Maint-Laundry Rooms	(\$277.69)	
Retained Earnings	\$112,021.67	
Total Earnings		\$132,391.67

Capital

Beg FB Reserve	\$98,570.00	
Beg FB-Operating	(\$112,082.00)	
NI-Operating (Adj)	\$41,673.00	
Ni-Reserve	(\$41,673.00)	
Transfer- Reserve	\$2,710.13	
Transfers-Operating	(\$2,710.13)	
Working Capital	\$18,625.63	
Total Capital		\$5,113.63

TOTAL EQUITY	\$137,505.30
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TOTAL LIABILITIES AND EQUITY	\$160,081.59
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Revenue and Expenses

Tuesday, August 1, 2017 to Thursday, August 31, 2017

Cottonwood Park Condos

Accrual Accounting Year Starts January 1, 2017

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Dues Monthly	\$20,834.10	78.4	\$167,043.10	75.0
Heat Charge, Owners	\$63.41	0.2	\$9,081.64	4.1
Hot Water Charges, Owners	\$704.97	2.7	\$7,144.25	3.2
Late Fee Income	\$75.00	0.3	\$825.00	0.4
Laundry Room Income	\$478.44	1.8	\$4,286.90	1.9
Miscellaneous Income	\$0.00	0.0	\$0.04	0.0
Sewer Charges	\$3,697.63	13.9	\$29,636.83	13.3
Utility Metering Charge	\$440.00	1.7	\$3,520.00	1.6
Total Income	\$26,293.55	99.0	\$221,537.76	99.5
Other Income				
Boiler Repair chg Owner	\$293.04	1.1	\$3,909.14	1.8
Repairs Charged to Owners	\$274.00	1.0	\$1,117.64	0.5
Total Other Income	\$567.04	2.1	\$5,026.78	2.3
Reserve Income				
Interest 2 Yr CD 377	\$0.00	0.0	\$91.53	0.0
Interest 2Yr CD 133	\$0.00	0.0	\$158.88	0.1
Interest 3 Yr CD 836	\$0.00	0.0	\$85.83	0.0
Interest 3Yr CD 721	\$0.00	0.0	\$107.46	0.0
Interest Liquid Assets	\$2.39	0.0	\$12.65	0.0
Total Reserve Income	\$2.39	0.0	\$456.35	0.2
TOTAL INCOME	\$26,862.98	101.1	\$227,020.89	102.0
EXPENSES				
Expenses				
General & Admin. Expenses				
Accounting	\$0.00	0.0	\$220.00	0.1
Bank Service Charge	\$37.20	0.1	\$325.31	0.1
Insurance	\$2,212.12	8.3	\$20,305.26	9.1
Legal Expense	\$0.00	0.0	\$1,635.50	0.7
Management Fee	\$1,860.00	7.0	\$14,880.00	6.7
Miscellaneous Expense	\$310.00	1.2	\$1,205.85	0.5
Office Supplies Expense	\$140.81	0.5	\$1,826.33	0.8
Pest Control	\$0.00	0.0	\$373.00	0.2
Snow Removal	\$0.00	0.0	\$3,593.75	1.6
Trash Removal	\$1,324.63	5.0	\$9,313.29	4.2
Web Site Setup & Maint.	\$25.00	0.1	\$200.00	0.1
Total General & Admin. Expenses	\$5,909.76	22.2	\$53,878.29	24.2
Landscape Expenses				
Landscape Contract	\$1,980.00	7.5	\$7,865.00	3.5
Landscaping-Trees	\$600.00	2.3	\$15,705.00	7.1
Sprinkler Repair	\$2,305.00	8.7	\$4,044.00	1.8
Total Landscape Expenses	\$4,885.00	18.4	\$27,614.00	12.4
Maintenance Expenses				

Revenue and Expenses

Tuesday, August 1, 2017 to Thursday, August 31, 2017

Cottonwood Park Condos (Continued)

Accrual Accounting Year Starts January 1, 2017

	Current	Percent	Year To Date	Percent
EXPENSES (Continued)				
Expenses (Continued)				
Maintenance Expenses (Continued)				
Maint-Boiler & Heat	\$292.95	1.1	\$2,927.34	1.3
Maint-Building Exterior	\$0.00	0.0	\$2,080.59	0.9
Maint-Cleaning	\$700.00	2.6	\$6,720.00	3.0
Maint-Fences	\$0.00	0.0	\$1,360.14	0.6
Maint-Gutters	\$0.00	0.0	\$2,975.00	1.3
Maint-Laundry Rooms	\$0.00	0.0	\$277.69	0.1
Maint-Lighting	\$654.63	2.5	\$2,660.80	1.2
Maint-Paint	\$15,127.21	56.9	\$15,127.21	6.8
Maint-Roof	\$137.00	0.5	\$1,047.00	0.5
Maint-Sewer Backups	\$325.00	1.2	\$1,538.00	0.7
Maint-Sewer Lines	\$0.00	0.0	\$5,883.00	2.6
Maint-Stairs	\$371.44	1.4	\$866.48	0.4
Total Maintenance Expenses	\$17,608.23	66.3	\$43,463.25	19.5
Utility-Expenses				
Utilities-Electric	\$331.59	1.2	\$3,941.27	1.8
Utilities-Gas	\$740.55	2.8	\$15,581.08	7.0
Utilities-Sewer	\$7,410.00	27.9	\$29,642.00	13.3
Utilities-Water	\$5,723.04	21.5	\$17,952.37	8.1
Utility Billing	\$491.22	1.8	\$3,928.63	1.8
Total Utility-Expenses	\$14,696.40	55.3	\$71,045.35	31.9
Total Expenses	\$43,099.39	162.2	\$196,000.89	88.0
Other Expenses				
Reserve Expenses				
Res. Maint-Painting	\$6,300.00	23.7	\$6,300.00	2.8
Res. Roof Replacement	\$0.00	0.0	\$4,350.00	2.0
Total Reserve Expenses	\$6,300.00	23.7	\$10,650.00	4.8
Total Other Expenses	\$6,300.00	23.7	\$10,650.00	4.8
TOTAL EXPENSES	\$49,399.39	185.9	\$206,650.89	92.8
NET INCOME (LOSS)	(\$22,536.41)	84.8	\$20,370.00	9.1

Bank Account Activity

Tuesday, August 1, 2017 to Thursday, August 31, 2017

Firstbank Checking

<u>check</u>	<u>C</u>	<u>Date</u>	<u>Description</u>	<u>Withdrawal</u>	<u>Deposit</u>	<u>Balance</u>
		8/1/2017	Beginning Balance			\$35,912.51
3563	X	8/1/2017	New Level Managers	\$1,860.00		\$34,052.51
	X	8/4/2017	Deposit 8 items		\$1,974.31	\$36,026.82
	X	8/7/2017	Deposit 36 ACH transactions		\$8,281.02	\$44,307.84
100600	X	8/9/2017	Xcel Energy	\$145.90		\$44,161.94
100601	X	8/9/2017	Xcel Energy	\$137.86		\$44,024.08
100602	X	8/9/2017	Xcel Energy	\$120.41		\$43,903.67
100603	X	8/9/2017	Xcel Energy	\$116.92		\$43,786.75
100604	X	8/9/2017	Xcel Energy	\$96.23		\$43,690.52
100605	X	8/9/2017	Xcel Energy	\$86.04		\$43,604.48
100606	X	8/9/2017	Xcel Energy	\$83.47		\$43,521.01
100607	X	8/9/2017	Xcel Energy	\$79.37		\$43,441.64
100608	X	8/9/2017	Xcel Energy	\$69.23		\$43,372.41
100609	X	8/9/2017	Xcel Energy	\$40.49		\$43,331.92
100610	X	8/9/2017	Xcel Energy	\$120.41		\$43,211.51
100611	X	8/9/2017	Xcel Energy	\$55.40		\$43,156.11
100612	X	8/9/2017	Xcel Energy	\$34.16		\$43,121.95
100613	X	8/9/2017	Xcel Energy	\$25.28		\$43,096.67
100614	X	8/9/2017	Xcel Energy	\$19.06		\$43,077.61
100615	X	8/9/2017	Xcel Energy	\$14.90		\$43,062.71
	X	8/11/2017	Deposit 42 items		\$9,367.93	\$52,430.64
100657	X	8/11/2017	Left Hand Water District	\$603.36		\$51,827.28
100658	X	8/11/2017	Left Hand Water District	\$512.16		\$51,315.12
100659	X	8/11/2017	Left Hand Water District	\$363.36		\$50,951.76
100660	X	8/11/2017	Left Hand Water District	\$344.16		\$50,607.60
100661	X	8/11/2017	Left Hand Water District	\$272.16		\$50,335.44
100662	X	8/11/2017	Left Hand Water District	\$238.56		\$50,096.88
100663	X	8/11/2017	Left Hand Water District	\$219.36		\$49,877.52
100664	X	8/11/2017	Left Hand Water District	\$128.16		\$49,749.36
100665	X	8/11/2017	Left Hand Water District	\$51.36		\$49,698.00
	X	8/18/2017	Deposit 20 items		\$5,435.33	\$55,133.33
3568	X	8/18/2017	Wall 2 Wall Painting, LLC	\$6,300.00		\$48,833.33
100888	X	8/21/2017	Western Disposal	\$1,008.50		\$47,824.83
100616	X	8/22/2017	CenturyLink	\$32.25		\$47,792.58
	X	8/25/2017	Deposit 8 items		\$1,927.62	\$49,720.20
3590		8/29/2017	Annie's Electric	\$654.63		\$49,065.57
3591		8/29/2017	B&M Roofing	\$315.00		\$48,750.57
3591		8/29/2017	American Family Insurance	\$2,212.12		\$46,538.45
3592		8/29/2017	B&M Roofing	\$595.00		\$45,943.45
3592		8/29/2017	Wall 2 Wall Painting, LLC	\$7,155.66		\$38,787.79
3593		8/29/2017	Buzz Barday P & H	\$292.95		\$38,494.84
3593		8/29/2017	Wall 2 Wall Painting, LLC	\$371.44		\$38,123.40
3594		8/29/2017	Drain-Away	\$272.00		\$37,851.40
3595		8/29/2017	Drain-Away	\$533.00		\$37,318.40
3596		8/29/2017	Drain-Away	\$272.00		\$37,046.40
3597		8/29/2017	Drain-Away	\$308.00		\$36,738.40
3598		8/29/2017	Drain-Away	\$758.00		\$35,980.40

Bank Account Activity

Tuesday, August 1, 2017 to Thursday, August 31, 2017

Firstbank Checking (Continued)

<u>check</u>	<u>C</u>	<u>Date</u>	<u>Description</u>	<u>Withdrawal</u>	<u>Deposit</u>	<u>Balance</u>
3599		8/29/2017	Drain-Away	\$188.00		\$35,792.40
3600		8/29/2017	Drain-Away	\$137.00		\$35,655.40
3601		8/29/2017	Drain-Away	\$137.00		\$35,518.40
3602		8/29/2017	Eco-cycle	\$316.13		\$35,202.27
3603		8/29/2017	Fair Energy	\$458.97		\$34,743.30
3604		8/29/2017	New Level Managers	\$225.89		\$34,517.41
3605		8/29/2017	New Level Managers	\$450.00		\$34,067.41
3606		8/29/2017	New Level Managers	\$178.30		\$33,889.11
3608		8/29/2017	Sam's Maintenance	\$480.00		\$33,409.11
3609		8/29/2017	Sun & Shade Groundskeeping	\$4,885.00		\$28,524.11
3610		8/29/2017	Tancy Barnett	\$700.00		\$27,824.11
3611		8/29/2017	Wall 2 Wall Painting, LLC	\$7,971.55		\$19,852.56
	X	8/31/2017	Service Charge	\$37.20		\$19,815.36
	X	8/31/2017	Deposit		\$732.75	\$20,548.11
			4 items			
3594		8/31/2017	New Level Managers	\$325.00		\$20,223.11
Total for Firstbank Checking				\$43,408.36	\$27,718.96	
		8/31/2017	Ending Balance			\$20,223.11

Unexpended Budget Report

Thursday, August 31, 2017

Cottonwood Park 2017 Budget

Cottonwood Park Condos Accrual Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Dues Monthly	20,834.10	20,887.00	(52.90)	167,043.10	167,096.00	(52.90)	250,644.00	83,600.90
Heat Charge, Owners	63.41	1,583.33	(1,519.92)	9,081.64	12,666.66	(3,585.02)	19,000.00	9,918.36
Hot Water Charges, Owners	704.97	833.33	(128.36)	7,144.25	6,666.66	477.59	10,000.00	2,855.75
Late Fee Income	75.00	83.33	(8.33)	825.00	666.66	158.34	1,000.00	175.00
Laundry Room Income	478.44	711.66	(233.22)	4,286.90	5,693.34	(1,406.44)	8,540.00	4,253.10
Legal Fee Income	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
Miscellaneous Income	0.00	0.00	0.00	0.04	0.00	0.04	0.00	(0.04)
Sewer Charges	3,697.63	3,705.59	(7.96)	29,636.83	29,644.66	(7.83)	44,467.00	14,830.17
Utility Metering Charge	440.00	450.00	(10.00)	3,520.00	3,600.00	(80.00)	5,400.00	1,880.00
Total Income	26,293.55	28,504.24	(2,210.69)	221,537.76	228,033.98	(6,496.22)	342,051.00	120,513.24
Other Income								
Boiler Repair chg Owner	293.04	0.00	293.04	3,909.14	0.00	3,909.14	0.00	(3,909.14)
Repairs Charged to Owners	274.00	0.00	274.00	1,117.64	0.00	1,117.64	0.00	(1,117.64)
Total Other Income	567.04	0.00	567.04	5,026.78	0.00	5,026.78	0.00	(5,026.78)
Reserve Income								
Interest 2 Yr CD 377	0.00	18.08	(18.08)	91.53	144.66	(53.13)	217.00	125.47
Interest 2Yr CD 133	0.00	18.75	(18.75)	158.88	150.00	8.88	225.00	66.12
Interest 3 Yr CD 836	0.00	18.08	(18.08)	85.83	144.66	(58.83)	217.00	131.17
Interest 3Yr CD 721	0.00	18.75	(18.75)	107.46	150.00	(42.54)	225.00	117.54
Interest Liquid Assets	2.39	9.66	(7.27)	12.65	77.34	(64.69)	116.00	103.35
Total Reserve Income	2.39	83.32	(80.93)	456.35	666.66	(210.31)	1,000.00	543.65
TOTAL INCOME	26,862.98	28,587.56	(1,724.58)	227,020.89	228,700.64	(1,679.75)	343,051.00	116,030.11
EXPENSES								
Expenses								
General & Admin. Expenses								
Accounting	0.00	0.00	0.00	220.00	0.00	220.00	0.00	(220.00)
Bank Service Charge	37.20	33.33	3.87	325.31	266.66	58.65	400.00	74.69
Expense (Bad Debt)	0.00	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Insurance	2,212.12	2,125.00	87.12	20,305.26	17,000.00	3,305.26	25,500.00	5,194.74

Unexpended Budget Report

Thursday, August 31, 2017

Cottonwood Park 2017 Budget (Continued)

Cottonwood Park Condos Accrual Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
General & Admin. Expenses (Continued)								
Legal Expense	0.00	416.66	(416.66)	1,635.50	3,333.34	(1,697.84)	5,000.00	3,364.50
Management Fee	1,860.00	1,860.00	0.00	14,880.00	14,880.00	0.00	22,320.00	7,440.00
Miscellaneous Expense	310.00	183.33	126.67	1,205.85	1,466.66	(260.81)	2,200.00	994.15
Office Supplies Expense	140.81	225.00	(84.19)	1,826.33	1,800.00	26.33	2,700.00	873.67
Pest Control	0.00	208.33	(208.33)	373.00	1,666.66	(1,293.66)	2,500.00	2,127.00
Professional Fees	0.00	183.33	(183.33)	0.00	1,466.66	(1,466.66)	2,200.00	2,200.00
Snow Removal	0.00	0.00	0.00	3,593.75	9,000.00	(5,406.25)	10,200.00	6,606.25
Towing	0.00	29.16	(29.16)	0.00	233.34	(233.34)	350.00	350.00
Trash Removal	1,324.63	1,062.50	262.13	9,313.29	8,500.00	813.29	12,750.00	3,436.71
Web Site Setup & Maint.	25.00	0.00	25.00	200.00	0.00	200.00	0.00	(200.00)
Total General & Admin. Expenses	5,909.76	6,409.97	(500.21)	53,878.29	60,279.98	(6,401.69)	87,120.00	33,241.71
Landscape Expenses								
Landscape Contract	1,980.00	1,875.00	105.00	7,865.00	9,375.00	(1,510.00)	15,000.00	7,135.00
Landscaping-Trees	600.00	375.00	225.00	15,705.00	3,000.00	12,705.00	4,500.00	(11,205.00)
Sprinkler Repair	2,305.00	2,000.00	305.00	4,044.00	10,000.00	(5,956.00)	10,000.00	5,956.00
Total Landscape Expenses	4,885.00	4,250.00	635.00	27,614.00	22,375.00	5,239.00	29,500.00	1,886.00
Maintenance Expenses								
Maint-Boiler & Heat	292.95	0.00	292.95	2,927.34	0.00	2,927.34	0.00	(2,927.34)
Maint-Building Exterior	0.00	1,750.00	(1,750.00)	2,080.59	3,500.00	(1,419.41)	3,500.00	1,419.41
Maint-Chimneys	0.00	41.66	(41.66)	0.00	333.34	(333.34)	500.00	500.00
Maint-Cleaning	700.00	875.00	(175.00)	6,720.00	7,000.00	(280.00)	10,500.00	3,780.00
Maint-Electrical	0.00	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Maint-Fences	0.00	166.66	(166.66)	1,360.14	1,333.34	26.80	2,000.00	639.86
Maint-Gutters	0.00	0.00	0.00	2,975.00	0.00	2,975.00	0.00	(2,975.00)
Maint-Laundry Rooms	0.00	0.00	0.00	277.69	0.00	277.69	0.00	(277.69)
Maint-Lighting	654.63	500.00	154.63	2,660.80	4,000.00	(1,339.20)	6,000.00	3,339.20
Maint-Paint	15,127.21	141.66	14,985.55	15,127.21	1,133.34	13,993.87	1,700.00	(13,427.21)
Maint-Plumbing	0.00	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Maint-Retaining Walls	0.00	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Maint-Roof	137.00	0.00	137.00	1,047.00	4,250.00	(3,203.00)	8,500.00	7,453.00
Maint-Sewer Backups	325.00	0.00	325.00	1,538.00	0.00	1,538.00	0.00	(1,538.00)

Unexpended Budget Report

Thursday, August 31, 2017

Cottonwood Park 2017 Budget (Continued)

Cottonwood Park Condos Accrual Accounting Year Starts January 1, 2017

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Maintenance Expenses (Continued)								
Maint-Sewer Lines	0.00	0.00	0.00	5,883.00	6,000.00	(117.00)	6,000.00	117.00
Maint-Stairs	371.44	166.66	204.78	866.48	1,333.34	(466.86)	2,000.00	1,133.52
Maint-Streets & Parking	0.00	70.84	(70.84)	0.00	566.66	(566.66)	850.00	850.00
Maint-Tennis Courts	0.00	16.66	(16.66)	0.00	133.34	(133.34)	200.00	200.00
Maint-Trash Enclosures	0.00	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Total Maintenance Expenses	17,608.23	4,062.46	13,545.77	43,463.25	32,250.00	11,213.25	45,750.00	2,286.75
Utility-Expenses								
Utilities-Electric	331.59	475.00	(143.41)	3,941.27	3,800.00	141.27	5,700.00	1,758.73
Utilities-Gas	740.55	2,500.00	(1,759.45)	15,581.08	20,000.00	(4,418.92)	30,000.00	14,418.92
Utilities-Sewer	7,410.00	3,705.59	3,704.41	29,642.00	29,644.66	(2.66)	44,467.00	14,825.00
Utilities-Water	5,723.04	0.00	5,723.04	17,952.37	28,350.00	(10,397.63)	28,350.00	10,397.63
Utility Billing	491.22	475.00	16.22	3,928.63	3,800.00	128.63	5,700.00	1,771.37
Total Utility-Expenses	14,696.40	7,155.59	7,540.81	71,045.35	85,594.66	(14,549.31)	114,217.00	43,171.65
Total Expenses	43,099.39	21,878.02	21,221.37	196,000.89	200,499.64	(4,498.75)	276,587.00	80,586.11
Other Expenses								
Reserve Expenses								
Res Replace Shed	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	15,000.00	15,000.00
Res. Maint-Painting	6,300.00	15,000.00	(8,700.00)	6,300.00	30,000.00	(23,700.00)	30,000.00	23,700.00
Res. Pay Asphalt Repairs	0.00	9,000.00	(9,000.00)	0.00	9,000.00	(9,000.00)	9,000.00	9,000.00
Res. Pay Landscape Replac	0.00	541.66	(541.66)	0.00	4,333.34	(4,333.34)	6,500.00	6,500.00
Res. Pay Tennis Courts	0.00	6,000.00	(6,000.00)	0.00	6,000.00	(6,000.00)	6,000.00	6,000.00
Res. Roof Replacement	0.00	0.00	0.00	4,350.00	0.00	4,350.00	0.00	(4,350.00)
Total Reserve Expenses	6,300.00	45,541.66	(39,241.66)	10,650.00	64,333.34	(53,683.34)	66,500.00	55,850.00
Total Other Expenses	6,300.00	45,541.66	(39,241.66)	10,650.00	64,333.34	(53,683.34)	66,500.00	55,850.00
TOTAL EXPENSES	49,399.39	67,419.68	(18,020.29)	206,650.89	264,832.98	(58,182.09)	343,087.00	136,436.11

Unexpended Budget Report

Thursday, August 31, 2017

NET INCOME (LOSS)	(22,536.41)	(38,832.12)	16,295.71	20,370.00	(36,132.34)	56,502.34	(36.00)
UNEXPENDED (OVER EXPENDED)							(20,406.00)

Twelve Month Actuals

Thursday, August 31, 2017

Cottonwood Park 2017 Budget

Cottonwood Park Condos Accrual Budget Year Starts January 1, 2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total
INCOME													
Income													
Dues Monthly	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,834.10					167,043.10
Heat Charge, Owners	1,805.73	2,530.59	1,708.57	1,289.09	712.42	654.94	316.89	63.41					9,081.64
Hot Water Charges, Owners	997.88	978.36	1,013.81	900.53	949.73	828.18	770.79	704.97					7,144.25
Late Fee Income	50.00	100.00	50.00	175.00	175.00	125.00	75.00	75.00					825.00
Laundry Room Income	647.51	537.01	610.91	526.88	616.63	355.67	513.85	478.44					4,286.90
Miscellaneous Income			0.04										0.04
Sewer Charges	3,705.60	3,705.60	3,705.60	3,705.60	3,705.60	3,705.60	3,705.60	3,697.63					29,636.83
Utility Metering Charge	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00					3,520.00
Total Income	28,533.72	29,178.56	28,415.93	27,924.10	27,486.38	26,996.39	26,709.13	26,293.55	0.00	0.00	0.00	0.00	221,537.76
Other Income													
Boiler Repair chg Owner	982.50			239.70	597.70	495.00	1,301.20	293.04					3,909.14
Repairs Charged to Owners			384.64		321.00		138.00	274.00					1,117.64
Total Other Income	982.50	0.00	384.64	239.70	918.70	495.00	1,439.20	567.04	0.00	0.00	0.00	0.00	5,026.78
Reserve Income													
Interest 2 Yr CD 377	15.57	15.58	14.08	15.59	15.10	15.61							91.53
Interest 2Yr CD 133	32.52	32.56	29.45		31.63	32.72							158.88
Interest 3 Yr CD 836	14.60	14.61	13.20	14.62	14.16	14.64							85.83
Interest 3Yr CD 721	22.02	22.03	19.92		21.38	22.11							107.46
Interest Liquid Assets	1.54	1.35	1.49	1.35	1.59	1.45	1.49	2.39					12.65
Total Reserve Income	86.25	86.13	78.14	31.56	83.86	86.53	1.49	2.39	0.00	0.00	0.00	0.00	456.35
EXPENSES													
Expenses													
General & Admin. Expenses													
Accounting			220.00										220.00
Bank Service Charge	66.11	36.80	37.20	37.00	37.00	37.00	37.00	37.20					325.31
Insurance	1,975.82	1,975.82	3,961.64	1,975.82	1,975.82	1,970.82	4,257.40	2,212.12					20,305.26
Legal Expense	890.00	506.00	96.00	35.50	86.00	22.00							1,635.50
Management Fee	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00					14,880.00
Miscellaneous Expense	80.85	100.00	50.00	110.00	60.00	60.00	435.00	310.00					1,205.85
Office Supplies Expense	523.49	158.64	183.94	304.15	131.11	215.89	168.30	140.81					1,826.33
Pest Control	100.00	125.00	89.00			59.00							373.00
Snow Removal	3,593.75												3,593.75
Trash Removal	1,186.38	1,225.38	1,101.63	1,145.63	1,085.38	1,093.88	1,150.38	1,324.63					9,313.29
Web Site Setup & Maint.	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00					200.00
Total General & Admin. Expenses	10,301.40	6,012.64	7,624.41	5,493.10	5,260.31	5,343.59	7,933.08	5,909.76	0.00	0.00	0.00	0.00	53,878.29
Landscape Expenses													
Landscape Contract						3,885.00	2,000.00	1,980.00					7,865.00
Landscaping-Trees	7,505.00					500.00	7,100.00	600.00					15,705.00
Sprinkler Repair						1,596.00	143.00	2,305.00					4,044.00

Twelve Month Actuals

Thursday, August 31, 2017

Cottonwood Park 2017 Budget (Continued)

Cottonwood Park Condos Accrual Budget Year Starts January 1, 2017

EXPENSES (Continued)	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total
Expenses (Continued)													
Total Landscape Expenses	7,505.00	0.00	0.00	0.00	0.00	5,981.00	9,243.00	4,885.00	0.00	0.00	0.00	0.00	27,614.00
Maintenance Expenses													
Maint-Boiler & Heat				239.64	597.70	495.00	1,302.05	292.95					2,927.34
Maint-Building Exterior	840.00	910.00	1,320.00	770.00	760.59	980.00	910.00	700.00					2,080.59
Maint-Cleaning		880.14	770.00	770.00	840.00		480.00						6,720.00
Maint-Fences						2,975.00							1,360.14
Maint-Gutters		277.69											2,975.00
Maint-Laundry Rooms													277.69
Maint-Lighting	186.17		653.02	254.16		487.12	425.70	654.63					2,660.80
Maint-Paint							910.00	137.00					15,127.21
Maint-Roof	388.00				549.00	138.00	138.00	325.00					1,047.00
Maint-Sewer Backups	1,115.00	313.00					4,455.00						1,538.00
Maint-Sewer Lines		495.04											5,883.00
Maint-Stairs								371.44					866.48
Total Maintenance Expenses	2,529.17	2,875.87	2,743.02	1,263.80	2,747.29	5,075.12	8,620.75	17,608.23	0.00	0.00	0.00	0.00	43,463.25
Utility-Expenses													
Utilities-Electric	668.40	569.80	476.84	393.90	472.68	572.57	455.49	331.59					3,941.27
Utilities-Gas	3,972.13	3,068.29	2,410.45	1,846.31	1,343.03	1,410.68	789.64	740.55					15,581.08
Utilities-Sewer		7,410.00		7,412.00	7,410.00	7,410.00		7,410.00					29,642.00
Utilities-Water	1,352.18	1,233.36	1,178.52	1,448.15	2,012.64	2,271.84	2,732.64	5,723.04					17,952.37
Utility Billing	490.99	490.99	490.99	491.07	491.07	491.07	491.23	491.22					3,928.63
Total Utility-Expenses	6,483.70	12,772.44	4,556.80	11,591.43	4,319.42	12,156.16	4,469.00	14,696.40	0.00	0.00	0.00	0.00	71,045.35
Total Expenses	26,819.27	21,660.95	14,924.23	18,348.33	12,327.02	28,555.87	30,265.83	43,099.39	0.00	0.00	0.00	0.00	196,000.89
Other Expenses													
Reserve Expenses													
Res. Maint-Painting					4,350.00			6,300.00					6,300.00
Res. Roof Replacement													4,350.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	4,350.00	0.00	0.00	6,300.00	0.00	0.00	0.00	0.00	10,650.00
Total Other Expenses	0.00	0.00	0.00	0.00	4,350.00	0.00	0.00	6,300.00	0.00	0.00	0.00	0.00	10,650.00
TOTAL EXPENSES	26,819.27	21,660.95	14,924.23	18,348.33	16,677.02	28,555.87	30,265.83	49,399.39	0.00	0.00	0.00	0.00	206,650.89
NET INCOME (LOSS)	2,783.20	7,603.74	13,954.48	9,847.03	11,811.92	(977.95)	(2,116.01)	22,536.41	0.00	0.00	0.00	0.00	20,370.00