

# Balance Sheet

Friday, June 30, 2017

## Cottonwood Park Condos

Accrual Accounting Year Starts January 1, 2017

<b>ASSETS</b>		
Current Assets		
Firstbank Checking	\$41,480.70	
Total Current Assets		\$41,480.70
Reserve Accounts		
Liquid Assets 1stBank		
1stBk Liq Acct (12/31/16)	\$26,269.96	
Interest Reserves Cur Yr	\$8.77	
Roof Fund Balance	\$8,889.40	
Total Liquid Assets 1stBank	\$35,168.13	
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		\$139,686.75
Member Receivables		
Current Fee Receivables		
M/R Dues	\$1,661.51	
M/R Heat Charges	\$94.79	
M/R Hot Water Charges	\$116.74	
M/R Sewer Charges	\$269.42	
M/R Utility Metering	\$50.00	
M/Rx Late Fees	\$307.78	
M/Rx Repair Chg. to Owner	\$68.54	
Total Current Fee Receivables	\$2,568.78	
Owner Boiler Repay Assn.		
M/R Boiler Repair chg Own	\$574.54	
O/R Boiler Code Chg.	(\$66.45)	
O/R Code Chg Bill Owners	(\$2,191.80)	
O/R Sept.Boiler Code Chg.	(\$2.70)	
Total Owner Boiler Repay Assn.	(\$1,686.41)	
Total Member Receivables		\$882.37
Other Assets		
Allowance for Bad Debt	(\$5,733.24)	
Prepaid Expenses	\$4,042.31	
Total Other Assets		(\$1,690.93)
TOTAL ASSETS		<u>\$180,358.89</u>
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable	\$18,385.22	
Prepaid Dues Credit	\$1,306.12	
Total Current Liabilities		\$19,691.34
TOTAL LIABILITIES		<u>\$19,691.34</u>
<b>EQUITY</b>		
Earnings		

# Balance Sheet

Friday, June 30, 2017

## Cottonwood Park Condos (Continued)

Accrual Accounting Year Starts January 1, 2017

### EQUITY (Continued)

#### Earnings (Continued)

Current Year Earnings	\$45,735.40	
Interest 2Yr CD 133	\$158.88	
Interest 3Yr CD 721	\$107.46	
Maint-Laundry Rooms	(\$277.69)	
Retained Earnings	\$109,829.87	
Total Earnings		\$155,553.92

#### 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 \$160,667.55

TOTAL LIABILITIES AND EQUITY \$180,358.89

# Revenue and Expenses

Thursday, June 1, 2017 to Friday, June 30, 2017

## Cottonwood Park Condos

Accrual Accounting Year Starts January 1, 2017

	Current	Percent	Year To Date	Percent
<b>INCOME</b>				
Income				
Dues Monthly	\$20,887.00	77.4	\$125,322.00	74.0
Heat Charge, Owners	\$654.94	2.4	\$8,701.34	5.1
Hot Water Charges, Owners	\$828.18	3.1	\$5,668.49	3.3
Late Fee Income	\$125.00	0.5	\$675.00	0.4
Laundry Room Income	\$355.67	1.3	\$3,294.61	1.9
Miscellaneous Income	\$0.00	0.0	\$0.04	0.0
Sewer Charges	\$3,705.60	13.7	\$22,233.60	13.1
Utility Metering Charge	\$440.00	1.6	\$2,640.00	1.6
Total Income	\$26,996.39	100.0	\$168,535.08	99.6
Other Income				
Boiler Repair chg Owner	\$495.00	1.8	\$2,314.90	1.4
Repairs Charged to Owners	\$0.00	0.0	\$705.64	0.4
Total Other Income	\$495.00	1.8	\$3,020.54	1.8
Reserve Income				
Interest 2 Yr CD 377	\$15.61	0.1	\$91.53	0.1
Interest 2Yr CD 133	\$32.72	0.1	\$158.88	0.1
Interest 3 Yr CD 836	\$14.64	0.1	\$85.83	0.1
Interest 3Yr CD 721	\$22.11	0.1	\$107.46	0.1
Interest Liquid Assets	\$1.45	0.0	\$8.77	0.0
Total Reserve Income	\$86.53	0.3	\$452.47	0.3
<b>TOTAL INCOME</b>	<b>\$27,577.92</b>	<b>102.2</b>	<b>\$172,008.09</b>	<b>101.6</b>
<b>EXPENSES</b>				
Expenses				
General & Admim. Expenses				
Accounting	\$0.00	0.0	\$220.00	0.1
Bank Service Charge	\$37.00	0.1	\$251.11	0.1
Insurance	\$1,970.82	7.3	\$13,835.74	8.2
Legal Expense	\$0.00	0.0	\$1,613.50	1.0
Management Fee	\$1,860.00	6.9	\$11,160.00	6.6
Miscellaneous Expense	\$50.00	0.2	\$450.85	0.3
Office Supplies Expense	\$0.00	0.0	\$1,301.33	0.8
Pest Control	\$59.00	0.2	\$373.00	0.2
Snow Removal	\$0.00	0.0	\$3,593.75	2.1
Trash Removal	\$1,093.88	4.1	\$6,838.28	4.0
Web Site Setup & Maint.	\$25.00	0.1	\$150.00	0.1
Total General & Admim. Expenses	\$5,095.70	18.9	\$39,787.56	23.5
Landscape Expenses				
Landscape Contract	\$3,885.00	14.4	\$3,885.00	2.3
Landscaping-Trees	\$500.00	1.9	\$8,005.00	4.7
Sprinkler Repair	\$1,596.00	5.9	\$1,596.00	0.9
Total Landscape Expenses	\$5,981.00	22.2	\$13,486.00	8.0
Maintenance Expenses				

# Revenue and Expenses

Thursday, June 1, 2017 to Friday, June 30, 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	\$495.00	1.8	\$1,332.34	0.8
Maint-Building Exterior	\$0.00	0.0	\$2,080.59	1.2
Maint-Cleaning	\$980.00	3.6	\$5,110.00	3.0
Maint-Fences	\$0.00	0.0	\$880.14	0.5
Maint-Gutters	\$2,975.00	11.0	\$2,975.00	1.8
Maint-Laundry Rooms	\$0.00	0.0	\$277.69	0.2
Maint-Lighting	\$487.12	1.8	\$1,580.47	0.9
Maint-Sewer Backups	\$138.00	0.5	\$1,075.00	0.6
Maint-Sewer Lines	\$0.00	0.0	\$1,428.00	0.8
Maint-Stairs	\$0.00	0.0	\$495.04	0.3
Total Maintenance Expenses	\$5,075.12	18.8	\$17,234.27	10.2
Utility-Expenses				
Utilities-Electric	\$292.79	1.1	\$2,874.41	1.7
Utilities-Gas	\$1,236.72	4.6	\$13,876.93	8.2
Utilities-Sewer	\$7,410.00	27.4	\$22,232.00	13.1
Utilities-Water	\$2,271.84	8.4	\$9,496.69	5.6
Utility Billing	\$491.07	1.8	\$2,946.18	1.7
Total Utility-Expenses	\$11,702.42	43.3	\$51,426.21	30.4
Total Expenses	\$27,854.24	103.2	\$121,934.04	72.0
Other Expenses				
Reserve Expenses				
Res. Roof Replacement	\$0.00	0.0	\$4,350.00	2.6
Total Reserve Expenses	\$0.00	0.0	\$4,350.00	2.6
Total Other Expenses	\$0.00	0.0	\$4,350.00	2.6
TOTAL EXPENSES	\$27,854.24	103.2	\$126,284.04	74.6
NET INCOME (LOSS)	(\$276.32)	1.0	\$45,724.05	27.0

# Bank Account Activity

Thursday, June 1, 2017 to Friday, June 30, 2017

## Firstbank Checking

<u>Check</u>	<u>C</u>	<u>Date</u>	<u>Description</u>	<u>Withdrawal</u>	<u>Deposit</u>	<u>Balance</u>
		6/1/2017	Beginning Balance			\$35,367.41
3523	X	6/1/2017	New Level Managers	\$1,860.00		\$33,507.41
	X	6/6/2017	Deposit		\$8,176.58	\$41,683.99
			ACH			
	X	6/9/2017	Deposit		\$7,151.19	\$48,835.18
			32 items			
100319	X	6/9/2017	Xcel Energy	\$329.44		\$48,505.74
100320	X	6/9/2017	Xcel Energy	\$239.02		\$48,266.72
100321	X	6/9/2017	Xcel Energy	\$211.36		\$48,055.36
100322	X	6/9/2017	Xcel Energy	\$168.48		\$47,886.88
100323	X	6/9/2017	Xcel Energy	\$151.65		\$47,735.23
100324	X	6/9/2017	Xcel Energy	\$144.72		\$47,590.51
100325	X	6/9/2017	Xcel Energy	\$144.66		\$47,445.85
100326	X	6/9/2017	Xcel Energy	\$93.15		\$47,352.70
100327	X	6/9/2017	Xcel Energy	\$39.60		\$47,313.10
100500	X	6/9/2017	Xcel Energy	\$151.33		\$47,161.77
100501	X	6/9/2017	Xcel Energy	\$57.30		\$47,104.47
100502	X	6/9/2017	Xcel Energy	\$28.97		\$47,075.50
100503	X	6/9/2017	Xcel Energy	\$24.99		\$47,050.51
100504	X	6/9/2017	Xcel Energy	\$17.31		\$47,033.20
100505	X	6/9/2017	Xcel Energy	\$13.73		\$47,019.47
100328	X	6/12/2017	Left Hand Water District	\$622.56		\$46,396.91
100329	X	6/12/2017	Left Hand Water District	\$372.96		\$46,023.95
330	X	6/12/2017	Left Hand Water District	\$243.36		\$45,780.59
100331	X	6/12/2017	Left Hand Water District	\$176.16		\$45,604.43
100332	X	6/12/2017	Left Hand Water District	\$161.76		\$45,442.67
100333	X	6/12/2017	Left Hand Water District	\$147.36		\$45,295.31
100334	X	6/12/2017	Left Hand Water District	\$137.76		\$45,157.55
100335	X	6/12/2017	Left Hand Water District	\$104.16		\$45,053.39
100336	X	6/12/2017	Left Hand Water District	\$46.56		\$45,006.83
100666	X	6/12/2017	Xcel Energy	\$194.80		\$44,812.03
	X	6/16/2017	Deposit		\$5,338.48	\$50,150.51
			21 items			
100506	X	6/20/2017	Western Disposal	\$777.75		\$49,372.76
100507	X	6/21/2017	CenturyLink	\$32.10		\$49,340.66
	X	6/22/2017	Deposit		\$4,885.17	\$54,225.83
			21 items			
3528		6/27/2017	American Family Insurance	\$1,970.82		\$52,255.01
3529		6/27/2017	Annie's Electric	\$487.12		\$51,767.89
3530		6/27/2017	Buzz Barday P & H	\$495.00		\$51,272.89
3531		6/27/2017	Eco-cycle	\$316.13		\$50,956.76
3532		6/27/2017	Fair Energy	\$458.97		\$50,497.79
3533		6/27/2017	HindmanSanchez	\$64.00		\$50,433.79
3535		6/27/2017	Northern CO Pest & Wildlife	\$59.00		\$50,374.79
3536	X	6/27/2017	Tancy Barnett	\$980.00		\$49,394.79
3537		6/27/2017	Wall 2 Wall Painting, LLC	\$160.00		\$49,234.79
3538	X	6/27/2017	Wall 2 Wall Painting, LLC	\$600.59		\$48,634.20
3540		6/27/2017	Prfnl Window Cleaning	\$2,480.00		\$46,154.20
3541	X	6/27/2017	Sun & Shade Groundskeeping	\$3,448.50		\$42,705.70
3542	X	6/27/2017	Sun & Shade Groundskeeping	\$2,532.50		\$40,173.20
3543	X	6/27/2017	New Level Managers	\$75.00		\$40,098.20
3544		6/27/2017	New Level Managers	\$141.11		\$39,957.09

# Bank Account Activity

Thursday, June 1, 2017 to Friday, June 30, 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>
X		6/30/2017	Deposit 7 items		\$1,560.61	\$41,517.70
X		6/30/2017	Journal Voucher activity charge	\$37.00		\$41,480.70
Total for Firstbank Checking				\$20,998.74	\$27,112.03	
		6/30/2017	Ending Balance			\$41,480.70

# Bank Reconciliation

Firstbank Checking [Acct# 6370528307] on Friday, June 30, 2017

## Bank Summary

Opening Balance	\$38,714.55	
Less Cleared Checks	\$17,676.73	
Less Other Cleared Subtractions	\$37.00	
Plus Cleared Deposits	\$27,112.03	
Plus Other Cleared Additions	\$0.00	
Cleared Balance	\$48,112.85	
Cleared Balance	\$48,112.85	
Statement Balance on 6/30/2017	\$48,112.85	
Difference	\$0.00	In Balance

## Cleared Checks

3512	4/25/2017	Lehan, Stephen	\$314.65	
3513	5/23/2017	American Family Insurance	\$1,975.82	
3514	5/23/2017	Buzz Barday P & H	\$597.70	
3516	5/23/2017	Fair Energy	\$458.97	1 checks skipped
3523	6/1/2017	New Level Managers	\$1,860.00	6 checks skipped
3536	6/27/2017	Tancy Barnett	\$980.00	12 checks skipped
3538	6/27/2017	Wall 2 Wall Painting, LLC	\$600.59	1 checks skipped
3541	6/27/2017	Sun & Shade Groundskeeping	\$3,448.50	2 checks skipped
3542	6/27/2017	Sun & Shade Groundskeeping	\$2,532.50	
3543	6/27/2017	New Level Managers	\$75.00	
100319	6/9/2017	Xcel Energy	\$329.44	96,775 checks skipped
100320	6/9/2017	Xcel Energy	\$239.02	
100321	6/9/2017	Xcel Energy	\$211.36	
100322	6/9/2017	Xcel Energy	\$168.48	
100323	6/9/2017	Xcel Energy	\$151.65	
100324	6/9/2017	Xcel Energy	\$144.72	
100325	6/9/2017	Xcel Energy	\$144.66	
100326	6/9/2017	Xcel Energy	\$93.15	
100327	6/9/2017	Xcel Energy	\$39.60	
100328	6/12/2017	Left Hand Water District	\$622.56	
100329	6/12/2017	Left Hand Water District	\$372.96	
100330	6/12/2017	Left Hand Water District	\$243.36	
100331	6/12/2017	Left Hand Water District	\$176.16	
100332	6/12/2017	Left Hand Water District	\$161.76	
100333	6/12/2017	Left Hand Water District	\$147.36	
100334	6/12/2017	Left Hand Water District	\$137.76	
100335	6/12/2017	Left Hand Water District	\$104.16	
100336	6/12/2017	Left Hand Water District	\$46.56	
100500	6/9/2017	Xcel Energy	\$151.33	163 checks skipped
100501	6/9/2017	Xcel Energy	\$57.30	
100502	6/9/2017	Xcel Energy	\$28.97	
100503	6/9/2017	Xcel Energy	\$24.99	
100504	6/9/2017	Xcel Energy	\$17.31	
100505	6/9/2017	Xcel Energy	\$13.73	
100506	6/20/2017	Western Disposal	\$777.75	
100507	6/21/2017	CenturyLink	\$32.10	
100666	6/12/2017	Xcel Energy	\$194.80	158 checks skipped
			37 Items	\$17,676.73

## Other Cleared Subtractions

6/30/2017	Journal Voucher	\$37.00
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# Bank Reconciliation

Firstbank Checking [Acct# 6370528307] on Friday, June 30, 2017

1 Item \$37.00

## Deposits

6/6/2017	Deposit	\$8,176.58
6/9/2017	Deposit	\$7,151.19
6/16/2017	Deposit	\$5,338.48
6/22/2017	Deposit	\$4,885.17
6/30/2017	Deposit	\$1,560.61
	5 Items	\$27,112.03

## Uncleared Checks and Other Subtractions

3528	6/27/2017	American Family Insurance	\$1,970.82
3529	6/27/2017	Annie's Electric	\$487.12
3530	6/27/2017	Buzz Barday P & H	\$495.00
3531	6/27/2017	Eco-cycle	\$316.13
3532	6/27/2017	Fair Energy	\$458.97
3533	6/27/2017	HindmanSanchez	\$64.00
3535	6/27/2017	Northern CO Pest & Wildlife	\$59.00
3537	6/27/2017	Wall 2 Wall Painting, LLC	\$160.00
3540	6/27/2017	Prfnl Window Cleaning	\$2,480.00
3544	6/27/2017	New Level Managers	\$141.11
	10 Items		\$6,632.15

## Ledger Balance Summary

Cleared Balance on 6/30/2017	\$48,112.85
Less Uncleared Checks and Other Subtractions	\$6,632.15
Plus Uncleared Deposits and Other Additions	\$0.00
Available Balance on 6/30/2017	\$41,480.70



# Unexpended Budget Report

Friday, June 30, 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
<b>INCOME</b>								
Income								
Dues Monthly	20,887.00	20,887.00	0.00	125,322.00	125,322.00	0.00	250,644.00	125,322.00
Heat Charge, Owners	654.94	1,583.33	(928.39)	8,701.34	9,499.99	(798.65)	19,000.00	10,298.66
Hot Water Charges, Owners	828.18	833.33	(5.15)	5,668.49	4,999.99	668.50	10,000.00	4,331.51
Late Fee Income	125.00	83.33	41.67	675.00	499.99	175.01	1,000.00	325.00
Laundry Room Income	355.67	711.66	(355.99)	3,294.61	4,270.01	(975.40)	8,540.00	5,245.39
Legal Fee Income	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	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	3,705.60	3,705.58	0.02	22,233.60	22,233.49	0.11	44,467.00	22,233.40
Utility Metering Charge	440.00	450.00	(10.00)	2,640.00	2,700.00	(60.00)	5,400.00	2,760.00
<b>Total Income</b>	<b>26,996.39</b>	<b>28,504.23</b>	<b>(1,507.84)</b>	<b>168,535.08</b>	<b>171,025.47</b>	<b>(2,490.39)</b>	<b>342,051.00</b>	<b>173,515.92</b>
<b>Other Income</b>								
Boiler Repair chg Owner	495.00	0.00	495.00	2,314.90	0.00	2,314.90	0.00	(2,314.90)
Repairs Charged to Owners	0.00	0.00	0.00	705.64	0.00	705.64	0.00	(705.64)
<b>Total Other Income</b>	<b>495.00</b>	<b>0.00</b>	<b>495.00</b>	<b>3,020.54</b>	<b>0.00</b>	<b>3,020.54</b>	<b>0.00</b>	<b>(3,020.54)</b>
<b>Reserve Income</b>								
Interest 2 Yr CD 377	15.61	18.08	(2.47)	91.53	108.49	(16.96)	217.00	125.47
Interest 2Yr CD 133	32.72	18.75	13.97	158.88	112.50	46.38	225.00	66.12
Interest 3 Yr CD 836	14.64	18.08	(3.44)	85.83	108.49	(22.66)	217.00	131.17
Interest 3Yr CD 721	22.11	18.75	3.36	107.46	112.50	(5.04)	225.00	117.54
Interest Liquid Assets	1.45	9.67	(8.22)	8.77	58.01	(49.24)	116.00	107.23
<b>Total Reserve Income</b>	<b>86.53</b>	<b>83.33</b>	<b>3.20</b>	<b>452.47</b>	<b>499.99</b>	<b>(47.52)</b>	<b>1,000.00</b>	<b>547.53</b>
<b>TOTAL INCOME</b>	<b>27,577.92</b>	<b>28,587.56</b>	<b>(1,009.64)</b>	<b>172,008.09</b>	<b>171,525.46</b>	<b>482.63</b>	<b>343,051.00</b>	<b>171,042.91</b>
<b>EXPENSES</b>								
Expenses								
General & Admin. Expenses								
Accounting	0.00	0.00	0.00	220.00	0.00	220.00	0.00	(220.00)
Bank Service Charge	37.00	33.33	3.67	251.11	199.99	51.12	400.00	148.89
Expense (Bad Debt)	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
Insurance	1,970.82	2,125.00	(154.18)	13,835.74	12,750.00	1,085.74	25,500.00	11,664.26

# Unexpended Budget Report

Friday, July 20, 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 & Adminm. Expenses (Continued)								
Legal Expense	0.00	416.66	(416.66)	1,613.50	2,500.01	(886.51)	5,000.00	3,386.50
Management Fee	1,860.00	1,860.00	0.00	11,160.00	11,160.00	0.00	22,320.00	11,160.00
Miscellaneous Expense	50.00	183.33	(133.33)	450.85	1,099.99	(649.14)	2,200.00	1,749.15
Office Supplies Expense	0.00	225.00	(225.00)	1,301.33	1,350.00	(48.67)	2,700.00	1,398.67
Pest Control	59.00	208.33	(149.33)	373.00	1,249.99	(876.99)	2,500.00	2,127.00
Professional Fees	0.00	183.33	(183.33)	0.00	1,099.99	(1,099.99)	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	175.01	(175.01)	350.00	350.00
Trash Removal	1,093.88	1,062.50	31.38	6,838.28	6,375.00	463.28	12,750.00	5,911.72
Web Site Setup & Maint.	25.00	0.00	25.00	150.00	0.00	150.00	0.00	(150.00)
Total General & Adminm. Expenses				39,787.56	47,459.97	(7,672.41)	87,120.00	47,332.44
Landscape Expenses								
Landscape Contract	3,885.00	1,875.00	2,010.00	3,885.00	5,625.00	(1,740.00)	15,000.00	11,115.00
Landscaping-Trees	500.00	375.00	125.00	8,005.00	2,250.00	5,755.00	4,500.00	(3,505.00)
Sprinkler Repair	1,596.00	2,000.00	(404.00)	1,596.00	6,000.00	(4,404.00)	10,000.00	8,404.00
Total Landscape Expenses				13,486.00	13,875.00	(389.00)	29,500.00	16,014.00
Maintenance Expenses								
Maint-Boiler & Heat	495.00	0.00	495.00	1,332.34	0.00	1,332.34	0.00	(1,332.34)
Maint-Building Exterior	0.00	0.00	0.00	2,080.59	0.00	2,080.59	3,500.00	1,419.41
Maint-Chimneys	0.00	41.66	(41.66)	0.00	250.01	(250.01)	500.00	500.00
Maint-Cleaning	980.00	875.00	105.00	5,110.00	5,250.00	(140.00)	10,500.00	5,390.00
Maint-Electrical	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
Maint-Fences	0.00	166.66	(166.66)	880.14	1,000.01	(119.87)	2,000.00	1,119.86
Maint-Gutters	2,975.00	0.00	2,975.00	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	487.12	500.00	(12.88)	1,580.47	3,000.00	(1,419.53)	6,000.00	4,419.53
Maint-Paint	0.00	141.66	(141.66)	0.00	850.01	(850.01)	1,700.00	1,700.00
Maint-Plumbing	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
Maint-Retaining Walls	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
Maint-Roof	0.00	0.00	0.00	0.00	4,250.00	(4,250.00)	8,500.00	8,500.00
Maint-Sewer Backups	138.00	0.00	138.00	1,075.00	0.00	1,075.00	0.00	(1,075.00)

# Unexpended Budget Report

Friday, June 30, 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
<b>EXPENSES (Continued)</b>								
Expenses (Continued)								
Maintenance Expenses (Continued)								
Maint-Sewer Lines	0.00	0.00	0.00	1,428.00	3,000.00	(1,572.00)	6,000.00	4,572.00
Maint-Stairs	0.00	166.66	(166.66)	495.04	1,000.01	(504.97)	2,000.00	1,504.96
Maint-Streets & Parking	0.00	70.84	(70.84)	0.00	424.99	(424.99)	850.00	850.00
Maint-Tennis Courts	0.00	16.66	(16.66)	0.00	100.01	(100.01)	200.00	200.00
Maint-Trash Enclosures	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
Total Maintenance Expenses	5,075.12	2,312.46	2,762.66	17,234.27	21,125.00	(3,890.73)	45,750.00	28,515.73
Utility-Expenses								
Utilities-Electric	292.79	475.00	(182.21)	2,874.41	2,850.00	24.41	5,700.00	2,825.59
Utilities-Gas	1,236.72	2,500.00	(1,263.28)	13,876.93	15,000.00	(1,123.07)	30,000.00	16,123.07
Utilities-Sewer	7,410.00	3,705.58	3,704.42	22,232.00	22,233.49	(1.49)	44,467.00	22,235.00
Utilities-Water	2,271.84	0.00	2,271.84	9,496.69	28,350.00	(18,853.31)	28,350.00	18,853.31
Utility Billing	491.07	475.00	16.07	2,946.18	2,850.00	96.18	5,700.00	2,753.82
Total Utility-Expenses	11,702.42	7,155.58	4,546.84	51,426.21	71,283.49	(19,857.28)	114,217.00	62,790.79
Total Expenses	27,854.24	20,128.01	7,726.23	121,934.04	153,743.46	(31,809.42)	276,587.00	154,652.96
Other Expenses								
Reserve Expenses								
Res Replace Shed	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Res. Maint-Painting	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
Res. Pay Asphalt Repairs	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
Res. Pay Landscape Replac	0.00	541.66	(541.66)	0.00	3,250.01	(3,250.01)	6,500.00	6,500.00
Res. Pay Tennis Courts	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	541.66	(541.66)	4,350.00	3,250.01	1,099.99	66,500.00	62,150.00
Total Other Expenses	0.00	541.66	(541.66)	4,350.00	3,250.01	1,099.99	66,500.00	62,150.00
TOTAL EXPENSES	27,854.24	20,669.67	7,184.57	126,284.04	156,993.47	(30,709.43)	343,087.00	216,802.96

# Unexpended Budget Report

Friday, June 30, 2017

NET INCOME (LOSS)	(276.32)	7,917.89	(8,194.21)	45,724.05	14,531.99	31,192.06	(36.00)
UNEXPENDED (OVER EXPENDED)							(45,760.05)

# Twelve Month Actuals

Friday, June 30, 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
<b>INCOME</b>													
Income	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	20,887.00	125,322.00
Dues Monthly	1,805.73	2,530.59	1,708.57	1,289.09	712.42	654.94							8,701.34
Heat Charge, Owners	997.88	978.36	1,013.81	900.53	949.73	828.18							5,668.49
Hot Water Charges, Owners	50.00	100.00	50.00	175.00	175.00	125.00							675.00
Late Fee Income	647.51	537.01	610.91	526.88	616.63	355.67							3,294.61
Laundry Room Income			0.04										0.04
Miscellaneous Income	3,705.60	3,705.60	3,705.60	3,705.60	3,705.60	3,705.60							22,233.60
Sewer Charges	440.00	440.00	440.00	440.00	440.00	440.00							2,640.00
Utility Metering Charge	28,533.72	29,178.56	28,415.93	27,924.10	27,486.38	26,996.39	0.00	0.00	0.00	0.00	0.00	0.00	168,535.08
<b>Total Income</b>													
Other Income													
Boiler Repair chg Owner	982.50		384.64	239.70	597.70	495.00							2,314.90
Repairs Charged to Owners			384.64	239.70	918.70	495.00	0.00	0.00	0.00	0.00	0.00	0.00	705.64
<b>Total Other Income</b>													
Reserve Income													
Interest 2 Yr CD 377	15.57	15.58	14.08	15.59	15.10	15.61							91.53
Interest 2 Yr CD 133	32.52	32.56	29.45	31.63	32.72	32.72							158.88
Interest 3 Yr CD 836	14.60	14.61	13.20	14.62	14.16	14.64							85.83
Interest 3 Yr CD 721	22.02	22.03	19.92	21.38	22.11	22.11							107.46
Interest Liquid Assets	1.54	1.35	1.49	1.35	1.59	1.45							8.77
<b>Total Reserve Income</b>													
	86.25	86.13	78.14	31.56	83.86	86.53	0.00	0.00	0.00	0.00	0.00	0.00	452.47
<b>TOTAL INCOME</b>													
	29,602.47	29,264.69	28,878.71	28,195.36	28,488.94	27,577.92	0.00	0.00	0.00	0.00	0.00	0.00	172,008.09
<b>EXPENSES</b>													
Expenses													
General & Admin. Expenses													
Accounting	66.11	36.80	220.00	37.00	37.00	37.00							220.00
Bank Service Charge	1,975.82	1,975.82	3,961.64	1,975.82	1,975.82	1,970.82							251.11
Insurance	890.00	506.00	96.00	35.50	86.00								13,835.74
Legal Expense	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00	1,860.00							1,613.50
Management Fee	80.85	100.00	50.00	110.00	60.00	50.00							11,160.00
Miscellaneous Expense	523.49	158.64	183.94	304.15	131.11								450.85
Office Supplies Expense	100.00	125.00	89.00			59.00							1,301.33
Pest Control	3,593.75												373.00
Snow Removal	1,186.38	1,225.38	1,101.63	1,145.63	1,085.38	1,093.88							3,593.75
Trash Removal	25.00	25.00	25.00	25.00	25.00	25.00							6,838.28
Web Site Setup & Maint.													150.00
<b>Total General &amp; Admin. Expenses</b>													
	10,301.40	6,012.64	7,624.41	5,493.10	5,260.31	5,095.70	0.00	0.00	0.00	0.00	0.00	0.00	39,787.56
Landscape Expenses													
Landscape Contract						3,885.00							3,885.00
Landscaping-Trees	7,505.00					500.00							8,005.00
Sprinkler Repair						1,596.00							1,596.00

**Cottonwood Park 2017 Budget (Continued)**

Cottonwood Park Condos Accrual Budget Year Starts January 1, 2017

EXPENSES (Continued) 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
Total Landscape Expenses	7,505.00	0.00	0.00	0.00	0.00	5,981.00	0.00	0.00	0.00	0.00	0.00	0.00	13,486.00
Maintenance Expenses													
Maint-Boiler & Heat				239.64	597.70	495.00							1,332.34
Maint-Building Exterior	840.00	910.00	1,320.00	770.00	760.59	980.00							2,080.59
Maint-Cleaning		880.14	770.00	770.00	840.00	980.00							5,110.00
Maint-Fences													880.14
Maint-Gutters						2,975.00							2,975.00
Maint-Laundry Rooms		277.69											277.69
Maint-Lighting	186.17		653.02	254.16		487.12							1,580.47
Maint-Sewer Backups	388.00				549.00	138.00							1,075.00
Maint-Sewer Lines	1,115.00	313.00											1,428.00
Maint-Stairs		495.04											495.04
Total Maintenance Expenses	2,529.17	2,875.87	2,743.02	1,263.80	2,747.29	5,075.12	0.00	0.00	0.00	0.00	0.00	0.00	17,234.27
Utility-Expenses													
Utilities-Electric	668.40	569.80	476.84	393.90	472.68	292.79							2,874.41
Utilities-Gas	3,972.13	3,068.29	2,410.45	1,846.31	1,343.03	1,236.72							13,876.93
Utilities-Sewer		7,410.00	7,412.00	7,412.00		7,410.00							22,232.00
Utilities-Water	1,352.18	1,233.36	1,178.52	1,448.15	2,012.64	2,271.84							9,496.69
Utility Billing	490.99	490.99	490.99	491.07	491.07	491.07							2,946.18
Total Utility-Expenses	6,483.70	12,772.44	4,556.80	11,591.43	4,319.42	11,702.42	0.00	0.00	0.00	0.00	0.00	0.00	51,426.21
Total Expenses	26,819.27	21,660.95	14,924.23	18,348.33	12,327.02	27,854.24	0.00	0.00	0.00	0.00	0.00	0.00	121,934.04
Other Expenses													
Reserve Expenses					4,350.00								4,350.00
Res. Roof Replacement	0.00	0.00	0.00	0.00	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,350.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,350.00
Total Other Expenses	0.00	0.00	0.00	0.00	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,350.00
TOTAL EXPENSES	26,819.27	21,660.95	14,924.23	18,348.33	16,677.02	27,854.24	0.00	0.00	0.00	0.00	0.00	0.00	126,284.04
NET INCOME (LOSS)	2,783.20	7,603.74	13,954.48	9,847.03	11,811.92	(276.32)	0.00	0.00	0.00	0.00	0.00	0.00	45,724.05