

Cash Flow (Cash)
Woodland Park HOA, Inc. - (wdland)
Sep 2012

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Prepared For:
Board of Directors Woodland Park HOA, Inc.
300 E. Boardwalk Dr. #6B
Fort Collins, CO 80525

Prepared By:
Faith Property Management
300 E. Boardwalk 6B
Fort Collins, Co 80525

	Month to Date	%	Year to Date	%
INCOME				
Administrative Reimbursement	0.00	0	222.00	0
Fees, Homeowners Association	45.84	0	55,662.61	0
Fees, Late	0.00	0	483.79	0
Social Event Income	0.00	0	300.00	0
TOTAL INCOME	45.84	0	56,668.40	0
EXPENSE				
ADMINISTRATIVE EXPENSES				
Insurance	0.00	0	3,882.00	0
Legal	0.00	0	347.00	0
Management Fees	450.00	0	4,050.00	0
Office Expense/Supplies	14.55	0	937.77	0
Social Event Expense	644.00	0	901.66	0
SUBTOTAL ADMINISTRATIVE EXP.	1,108.55	0	10,118.43	0
MAINTENANCE EXPENSE				
Electricity	254.31	0	1,383.56	0
Gas	453.25	0	2,111.77	0
Landscape Maint. Contract	822.20	0	822.20	0
Grounds Improvement	0.00	0	4,839.45	0
Snow Removal/Sanding	0.00	0	308.75	0
Sprinkler Sys Maint & Repairs	299.84	0	2,091.18	0
Trash Removal	2,115.36	0	9,599.03	0
Water, Potable	1,547.69	0	4,405.68	0
Tree Maintenance	276.00	0	3,392.00	0
Lawn Maint. Contract/Rec Assoc	0.00	0	4,535.67	0
SUBTOTAL MAINTENANCE EXPENSE	5,768.65	0	33,489.29	0
POOL / CLUBHOUSE EXPENSES				
Pool Management Contract	745.00	0	3,725.00	0
Pool/Clubhouse Maint. & Repair	68.79	0	3,329.64	0
Pool/Clubhouse - Cleaning	300.00	0	830.00	0
Pool chemicals/Maintenance	461.44	0	2,406.90	0
SUBTOTAL POOL/CLUBHOUSE EXP.	1,575.23	0	10,291.54	0
TOTAL EXPENSES	8,452.43	0	53,899.26	0
NET OPERATING SURPLUS/DEFICIT	-8,406.59	0	2,769.14	0
OTHER INCOME				
Interest Income	3.46	0	436.67	0
TOTAL OTHER INCOME	3.46	0	436.67	0

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
NET OTHER INCOME & EXPENSES	3.46	0	436.67	0
NET INCOME & EXPENSES	-8,403.13	0	3,205.81	0
CASH FLOW	-8,403.13		3,205.81	
Beginning Cash	26,952.12			
Ending Balance	18,545.53			

Balance Sheet (Cash)
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Cash-Main Operating Acct	18,545.53
Liquid Asset Account	38,227.19
Invested Funds 1	38,908.04

TOTAL ASSETS	<u>95,680.76</u>
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EQUITY

Reserve Capital Account	38,000.00
Current Period Surplus/Deficit	3,205.81
Retained Earnings	<u>54,474.95</u>

TOTAL EQUITY	<u>95,680.76</u>
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TOTAL LIAB. AND CAPITAL	95,680.76
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Budget Comparison (Cash)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Administrative Reimbursement	0.00	0.00	0.00	0	222.00	0.00	222.00	0	0.00
Fees, Homeowners Association	45.84	4,950.00	-4,904.16	-99.07	55,662.61	44,550.00	11,112.61	24.94	59,400.00
Fees, Late	0.00	41.67	-41.67	-100.0	483.79	375.03	108.76	29.00	500.00
Interest income	0.00	8.33	-8.33	-100.0	0.00	74.97	-74.97	-100.0	100.00
Interest Income/Savings	0.00	83.33	-83.33	-100.0	0.00	749.97	-749.97	-100.0	1,000.00
Social Event Income	0.00	0.00	0.00	0	300.00	0.00	300.00	0	0.00
TOTAL INCOME	45.84	5,083.33	-5,037.49	-99.10	56,668.40	45,749.97	10,918.43	23.87	61,000.00
EXPENSE									
ADMINISTRATIVE EXPENSES									
Insurance	0.00	291.67	291.67	100.00	3,882.00	2,625.03	-1,256.97	-47.88	3,500.00
Legal	0.00	83.33	83.33	100.00	347.00	749.97	402.97	53.73	1,000.00
Management Fees	450.00	450.00	0.00	0.00	4,050.00	4,050.00	0.00	0.00	5,400.00
Office Expense/Supplies	14.55	83.33	68.78	82.54	937.77	749.97	-187.80	-25.04	1,000.00
Social Event Expense	644.00	83.33	-560.67	-672.8	901.66	749.97	-151.69	-20.23	1,000.00
Taxes, Income	0.00	0.00	0.00	0	0.00	195.00	195.00	100.00	195.00
SUBTOTAL ADMINISTRATIVE EXP	1,108.55	991.66	-116.89	-11.79	10,118.43	9,119.94	-998.49	-10.95	12,095.00
MAINTENANCE EXPENSE									
Electricity	254.31	125.00	-129.31	-103.4	1,383.56	1,125.00	-258.56	-22.98	1,500.00
Gas	453.25	250.00	-203.25	-81.30	2,111.77	2,250.00	138.23	6.14	3,000.00
Landscape Maint. Contract	822.20	0.00	-822.20	0	822.20	0.00	-822.20	0	0.00
Grounds Improvement	0.00	208.33	208.33	100.00	4,839.45	1,874.97	-2,964.48	-158.1	2,500.00
Snow Removal/Sanding	0.00	0.00	0.00	0	308.75	500.00	191.25	38.25	1,000.00
Sprinkler Sys Maint & Repairs	299.84	83.33	-216.51	-259.8	2,091.18	749.97	-1,341.21	-178.8	1,000.00
Trash Removal	2,115.36	1,000.00	-1,115.36	-111.5	9,599.03	9,000.00	-599.03	-6.66	12,000.00
Water, Potable	1,547.69	375.00	-1,172.69	-312.7	4,405.68	3,375.00	-1,030.68	-30.54	4,500.00
Tree Maintenance	276.00	583.33	307.33	52.69	3,392.00	5,249.97	1,857.97	35.39	7,000.00
Lawn Maint. Contract/Rec Assoc	0.00	875.00	875.00	100.00	4,535.67	6,125.00	1,589.33	25.95	7,000.00
SUBTOTAL MAINTENANCE EXPE	5,768.65	3,499.99	-2,268.66	-64.82	33,489.29	30,249.91	-3,239.38	-10.71	39,500.00
POOL / CLUBHOUSE EXPENSES									
Pool Management Contract	745.00	800.00	55.00	6.88	3,725.00	4,000.00	275.00	6.88	4,000.00
Pool/Clubhouse Maint. & Repair	68.79	800.00	731.21	91.40	3,329.64	4,000.00	670.36	16.76	4,000.00
Pool/Clubhouse - Cleaning	300.00	200.00	-100.00	-50.00	830.00	1,000.00	170.00	17.00	1,000.00
Pool/Clubhouse - Telephone	0.00	8.33	8.33	100.00	0.00	74.97	74.97	100.00	100.00
Pool chemicals/Maintenance	461.44	600.00	138.56	23.09	2,406.90	3,000.00	593.10	19.77	3,000.00
SUBTOTAL POOL/CLUBHOUSE E	1,575.23	2,408.33	833.10	34.59	10,291.54	12,074.97	1,783.43	14.77	12,100.00
TOTAL EXPENSES	8,452.43	6,899.98	-1,552.45	-22.50	53,899.26	51,444.82	-2,454.44	-4.77	63,695.00
NET OPERATING SURPLUS/DEFICI	-8,406.59	-1,816.65	-6,589.94	362.75	2,769.14	-5,694.85	8,463.99	-148.6	-2,695.00
OTHER INCOME									
Interest Income	3.46	0.00	3.46	0	436.67	0.00	436.67	0	0.00
TOTAL OTHER INCOME	3.46	0.00	3.46	0	436.67	0.00	436.67	0	0.00
NET OTHER INCOME & EXPENSES	3.46	0.00	3.46	0	436.67	0.00	436.67	0	0.00
NET INCOME & EXPENSES	-8,403.13	-1,816.65	-6,586.48	362.56	3,205.81	-5,694.85	8,900.66	-156.2	-2,695.00