

# Fund Balance Sheet

Properties: Canterbury Park Homeowners Association - Denver, CO 80224

As of: 03/31/2021 (End of Last Month)

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
<b>Operating Fund Cash &amp; Equivalents</b>				
10200.00	Operating Account	18,567.86		18,567.86
10700.00	Loss Assessment Account	40,224.27		40,224.27
10800.00	Operating Money Market	0.93		0.93
	<b>Total Operating Fund Cash &amp; Equivalents</b>	<b>58,793.06</b>	<b>0.00</b>	<b>58,793.06</b>
<b>Reserve Fund Cash &amp; Equivalents</b>				
18150.00	Reserve Money Market		68,115.64	68,115.64
18250.00	Reserve Investment Money Market		287,122.85	287,122.85
	<b>Total Reserve Fund Cash &amp; Equivalents</b>	<b>0.00</b>	<b>355,238.49</b>	<b>355,238.49</b>
	<b>Total Cash</b>	<b>58,793.06</b>	<b>355,238.49</b>	<b>414,031.55</b>
<b>Operating Fund Receivables</b>				
<b>Accounts Receivables</b>				
11100.15	Accounts Receivable	15,141.51		15,141.51
	<b>Total Accounts Receivables</b>	<b>15,141.51</b>	<b>0.00</b>	<b>15,141.51</b>
	<b>Total Operating Fund Receivables</b>	<b>15,141.51</b>	<b>0.00</b>	<b>15,141.51</b>
<b>Prepays</b>				
13300.00	Prepaid Insurance	338.67		338.67
	<b>Total Prepays</b>	<b>338.67</b>	<b>0.00</b>	<b>338.67</b>
18500.20	Reserve Certificate of Deposit		50,000.00	50,000.00
18550.00	Government Bonds & Securities		19,355.19	19,355.19
18650.00	Reserve Accrued Interest		464.25	464.25
<b>Reserve Fund Receivables</b>				
19040.00	Due from Operating to Reserve Fund		25,000.00	25,000.00
19080.00	Due from Loss Assessment to Reserve Fund		65,100.00	65,100.00
	<b>Total Reserve Fund Receivables</b>	<b>0.00</b>	<b>90,100.00</b>	<b>90,100.00</b>
	<b>TOTAL ASSETS</b>	<b>74,273.24</b>	<b>515,157.93</b>	<b>589,431.17</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
<b>Operating Fund Current Liabilities</b>				
20050.00	Accounts Payable	90,639.45		90,639.45
<b>Due To Funds</b>				
20350.40	Due to Reserve Fund from Operating Fund	25,000.00		25,000.00
20350.80	Due to Reserve Fund from Loss Assessment	65,100.00		65,100.00
	<b>Total Due To Funds</b>	<b>90,100.00</b>	<b>0.00</b>	<b>90,100.00</b>

## Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
20500.00	Prepaid Assessment/Rent	14,257.64		14,257.64
	<b>Total Operating Fund Current Liabilities</b>	<b>194,997.09</b>	<b>0.00</b>	<b>194,997.09</b>
	<b>Total Liabilities</b>	<b>194,997.09</b>	<b>0.00</b>	<b>194,997.09</b>
	<b>Capital</b>			
	<b>Operating Fund Equity</b>			
30065.00	Retained Earnings	-46,653.16		-46,653.16
	<b>Total Operating Fund Equity</b>	<b>-46,653.16</b>	<b>0.00</b>	<b>-46,653.16</b>
	<b>Reserve Fund Equity</b>			
36100.00	Reserve Fund Retained Earnings		602,339.89	602,339.89
	<b>Total Reserve Fund Equity</b>	<b>0.00</b>	<b>602,339.89</b>	<b>602,339.89</b>
	Calculated Retained Earnings	-61,917.78	26,293.38	-35,624.40
	Calculated Prior Years Retained Earnings	-12,152.91	-113,475.34	-125,628.25
	<b>Total Capital</b>	<b>-120,723.85</b>	<b>515,157.93</b>	<b>394,434.08</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>74,273.24</b>	<b>515,157.93</b>	<b>589,431.17</b>

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

**Annual Budget - Comparative \$**

Properties: Canterbury Park Homeowners Association - Denver, CO 80224

As of: Mar 2021

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>HOA Income</b>							
Assessments	47,250.00	47,250.00	0.00	141,750.00	141,750.00	0.00	567,000.00
<b>Total HOA Income</b>	<b>47,250.00</b>	<b>47,250.00</b>	<b>0.00</b>	<b>141,750.00</b>	<b>141,750.00</b>	<b>0.00</b>	<b>567,000.00</b>
<b>Other Income</b>							
Interest Income	7.05	0.00	7.05	20.47	0.00	20.47	0.00
Late Fees	300.93	0.00	300.93	-2,961.06	0.00	-2,961.06	0.00
<b>Total Other Income</b>	<b>307.98</b>	<b>0.00</b>	<b>307.98</b>	<b>-2,940.59</b>	<b>0.00</b>	<b>-2,940.59</b>	<b>0.00</b>
<b>Reimbursements</b>							
Legal Fees Reimbursement	42.00	0.00	42.00	1,015.00	0.00	1,015.00	0.00
<b>Total Reimbursements</b>	<b>42.00</b>	<b>0.00</b>	<b>42.00</b>	<b>1,015.00</b>	<b>0.00</b>	<b>1,015.00</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>47,599.98</b>	<b>47,250.00</b>	<b>349.98</b>	<b>139,824.41</b>	<b>141,750.00</b>	<b>-1,925.59</b>	<b>567,000.00</b>
<b>Expense</b>							
<b>Administrative</b>							
Audit/Tax Preparation	0.00	208.34	208.34	0.00	625.02	625.02	2,500.00
Bad Debt	0.00	208.34	208.34	0.00	625.02	625.02	2,500.00
<b>Administrative Expense</b>							
General Administrative Expense	445.00	0.84	-444.16	445.00	2.52	-442.48	10.00
Copies/ Postage/ Supplies	1,876.92	145.84	-1,731.08	2,352.78	437.52	-1,915.26	1,750.00
Coupons/Statements	0.00	50.00	50.00	0.00	150.00	150.00	600.00
<b>Total Administrative Expense</b>	<b>2,321.92</b>	<b>196.68</b>	<b>-2,125.24</b>	<b>2,797.78</b>	<b>590.04</b>	<b>-2,207.74</b>	<b>2,360.00</b>
Insurance Expense	8,102.59	8,000.00	-102.59	24,307.77	24,000.00	-307.77	96,000.00
<b>Legal Fees</b>							
Legal Fees - Collections	42.00	83.34	41.34	1,015.00	250.02	-764.98	1,000.00
Legal Fees - General	3.69	416.67	412.98	1,980.50	1,250.01	-730.49	5,000.00
<b>Total Legal Fees</b>	<b>45.69</b>	<b>500.01</b>	<b>454.32</b>	<b>2,995.50</b>	<b>1,500.03</b>	<b>-1,495.47</b>	<b>6,000.00</b>

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

**Annual Budget - Comparative \$**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Management Fees - Parent Account</b>							
Management Fees	4,875.00	1,802.50	-3,072.50	8,375.00	5,407.50	-2,967.50	21,630.00
<b>Total Management Fees - Parent Account</b>	<b>4,875.00</b>	<b>1,802.50</b>	<b>-3,072.50</b>	<b>8,375.00</b>	<b>5,407.50</b>	<b>-2,967.50</b>	<b>21,630.00</b>
Miscellaneous	0.00	208.34	208.34	0.00	625.02	625.02	2,500.00
Storage Unit Rental Fee	0.00	50.00	50.00	100.00	150.00	50.00	600.00
<b>Total Administrative</b>	<b>15,345.20</b>	<b>11,174.21</b>	<b>-4,170.99</b>	<b>38,576.05</b>	<b>33,522.63</b>	<b>-5,053.42</b>	<b>134,090.00</b>
<b>Contracts &amp; Services</b>							
Exterminating Services	0.00	62.50	62.50	180.00	187.50	7.50	750.00
Landscape Contract	4,013.00	3,333.34	-679.66	12,039.00	10,000.02	-2,038.98	40,000.00
Snow Removal Services	71,648.00	5,416.67	-66,231.33	86,310.25	16,250.01	-70,060.24	65,000.00
<b>Total Contracts &amp; Services</b>	<b>75,661.00</b>	<b>8,812.51</b>	<b>-66,848.49</b>	<b>98,529.25</b>	<b>26,437.53</b>	<b>-72,091.72</b>	<b>105,750.00</b>
<b>Maintenance &amp; Repairs</b>							
Asphalt Maintenance & Repairs	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Balcony Maintenance & Repairs	0.00	0.00	0.00	96.25	0.00	-96.25	0.00
Building Maint & Repairs	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
General Maint & Repairs	165.00	0.00	-165.00	206.25	0.00	-206.25	0.00
Irrigation Maint & Repair	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
<b>Landscaping</b>							
Landscape Maint & Repairs	55.00	333.34	278.34	247.50	1,000.02	752.52	4,000.00
<b>Total Landscaping</b>	<b>55.00</b>	<b>333.34</b>	<b>278.34</b>	<b>247.50</b>	<b>1,000.02</b>	<b>752.52</b>	<b>4,000.00</b>
<b>Lighting</b>							
Lighting Maint & Repairs	178.75	62.50	-116.25	316.25	187.50	-128.75	750.00
<b>Total Lighting</b>	<b>178.75</b>	<b>62.50</b>	<b>-116.25</b>	<b>316.25</b>	<b>187.50</b>	<b>-128.75</b>	<b>750.00</b>
Roof/Downspout Maint & Repairs	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
Supplies	126.38	0.00	-126.38	219.97	0.00	-219.97	0.00
Tree & Shrub Maint & Repairs	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
<b>Total Maintenance &amp; Repairs</b>	<b>525.13</b>	<b>2,270.86</b>	<b>1,745.73</b>	<b>1,086.22</b>	<b>6,812.58</b>	<b>5,726.36</b>	<b>27,250.00</b>
<b>Reserve Contribution Expense</b>							
General Reserve Contributions	9,659.00	9,659.00	0.00	28,977.00	28,977.00	0.00	115,910.00

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

**Annual Budget - Comparative \$**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total Reserve Contribution Expense</b>	<u>9,659.00</u>	<u>9,659.00</u>	<u>0.00</u>	<u>28,977.00</u>	<u>28,977.00</u>	<u>0.00</u>	<u>115,910.00</u>
<b>Utilities</b>							
<b>Electric Services</b>							
Electric Service	385.50	333.34	-52.16	1,178.12	1,000.02	-178.10	4,000.00
<b>Total Electric Services</b>	<u>385.50</u>	<u>333.34</u>	<u>-52.16</u>	<u>1,178.12</u>	<u>1,000.02</u>	<u>-178.10</u>	<u>4,000.00</u>
<b>Water/Sewer</b>							
Water/Sewer Services	10,852.88	15,000.00	4,147.12	33,395.55	45,000.00	11,604.45	180,000.00
<b>Total Water/Sewer</b>	<u>10,852.88</u>	<u>15,000.00</u>	<u>4,147.12</u>	<u>33,395.55</u>	<u>45,000.00</u>	<u>11,604.45</u>	<u>180,000.00</u>
<b>Total Utilities</b>	<u>11,238.38</u>	<u>15,333.34</u>	<u>4,094.96</u>	<u>34,573.67</u>	<u>46,000.02</u>	<u>11,426.35</u>	<u>184,000.00</u>
<b>Total Operating Expense</b>	<u>112,428.71</u>	<u>47,249.92</u>	<u>-65,178.79</u>	<u>201,742.19</u>	<u>141,749.76</u>	<u>-59,992.43</u>	<u>567,000.00</u>
<b>Total Operating Income</b>	<u>47,599.98</u>	<u>47,250.00</u>	<u>349.98</u>	<u>139,824.41</u>	<u>141,750.00</u>	<u>-1,925.59</u>	<u>567,000.00</u>
<b>Total Operating Expense</b>	<u>112,428.71</u>	<u>47,249.92</u>	<u>-65,178.79</u>	<u>201,742.19</u>	<u>141,749.76</u>	<u>-59,992.43</u>	<u>567,000.00</u>
<b>NOI - Net Operating Income</b>	<u>-64,828.73</u>	<u>0.00</u>	<u>-64,828.81</u>	<u>-61,917.78</u>	<u>0.24</u>	<u>-61,918.02</u>	<u>0.00</u>
<b>Other Income</b>							
<b>Reserve Fund Income</b>							
Reserve Fund Contribution	9,659.00	9,659.00	0.00	28,977.00	28,977.00	0.00	115,910.00
Reserve Insurance Claim Income	30,000.00	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00
Reserve Fund Interest	215.40	0.00	215.40	746.73	0.00	746.73	0.00
<b>Gain (Loss) on Investments</b>							
Unrealized Gain (Loss) on Investments	0.00	0.00	0.00	-812.35	0.00	-812.35	0.00
<b>Total Gain (Loss) on Investments</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-812.35</u>	<u>0.00</u>	<u>-812.35</u>	<u>0.00</u>
<b>Total Reserve Fund Income</b>	<u>39,874.40</u>	<u>9,659.00</u>	<u>30,215.40</u>	<u>58,911.38</u>	<u>28,977.00</u>	<u>29,934.38</u>	<u>115,910.00</u>
<b>Total Other Income</b>	<u>39,874.40</u>	<u>9,659.00</u>	<u>30,215.40</u>	<u>58,911.38</u>	<u>28,977.00</u>	<u>29,934.38</u>	<u>115,910.00</u>
<b>Other Expense</b>							
<b>Reserve Fund Expenses</b>							
Reserve Asphalt/Concrete Repair/Rplcmnt	0.00	0.00	0.00	2,618.00	0.00	-2,618.00	0.00
Reserve Insurance Claim Expense	30,000.00	0.00	-30,000.00	30,000.00	0.00	-30,000.00	0.00

UNAUDITED - FOR MANAGEMENT PURPOSE ONLY