

Poudre Property Services October 26, 2016 02:39 PM
CASHFLOW STATEMENT - COMMUNITY ASSOCIATIONS
For the 9 Months Ending September 30, 2016
Mountain Vista Homeowners Association

Account	YTD Actual	Annual Budget	YTD Last Year	
	September	2016	2015	2017 \$48 a mo
REVENUE				
3100 HOA Assessments	20,959.50	29,760.00	32,730.06	35,712.00
3610 Late Fee /Violation Revenue	245.00	0.00	290.00	
3650 Fine Income	25.00	0.00	200.00	
3695 Legal Fees	125.00	0.00	126.20	
3800 Interest			0.80	
TOTAL REVENUE	22,588.15	29,760.00	33,347.00	35,712.00
EXPENSES				
4400 Utilities - Electricity	232.64	300.00	337.92	350.00
4440 Utilities - Water	4,231.51	3,000.00	2,070.50	4,000.00
4520 Outside Mtce - Landscape Contr	6,237.00	6,890.00	10,709.64	11,000
4525 Outside Mtce - General/Fence R	480.10	1,000.00	133.65	792.00
4527 Outside Mtce - Trash Removal	1,500.00	1,950.00	1,950.00	0.00
4530 Outside Mtce - Landscaping (Mis	195.00	1,000.00	934.00	1,000.00
4540 Outside Mtce - Snow Removal	2,103.75	1,200.00	882.50	2,000.00
4560 Outside Mtce - Tree Maintenanc	245.00	1,300.00	753.00	1,000.00
4570 Outside Mtce - Sprinkler Repair/I	3,264.23	1,000.00	205.80	1,000.00
5030 Admin - Legal Fees	762.00	500.00	313.00	500.00
5040 Admin - Management Fees	4,176.00	5,568.00	5,400.00	6,720.00
5075 Admin - Tax Consulting Fees	275.00	250.00	250.00	250.00
5100 Office - General	1,442.94	1,000.00	1,046.22	1,600.00
7500 Fixed Expenses - Insurance	1,348.15	1,013.00	736.00	1,500.00
9020 Bank Charges	39.00	0.00	48.00	
TOTAL EXPENSES	26,532.32	25,971.00	25,770.23	31,712.00
9300 Reserve Growth	0.00	3,789.00	0.00	4,000.00
TOTAL EXPENSE + RESERVE CON	26,532.32	29,760.00	21,931.18	35,712.00
NET INCOME <LOSS>	(3,944.17)		3,804.08	

CHANGES IN BALANCE SHEET ACCOUNTS

Net Inc/(Dec) Reserves & Sec Deposits		70.00
Transit items/reclass		(2,876.00)
INCREASE/<DECREASE> IN CASH	(3,944.17)	998.08

Opening Bank Balance	9,508.00		1,861.17
BANK BALANCE, as at Statement	5,563.83		2,859.25

CONFIRMATION OF CASH BALANCES:

1000	Cash - Checking	682.08	0.00	2,859.25
1030	Cash - Savings	4,881.75	0.00	0.00
	ACTUAL CASH BALANCES	5,563.83		2,859.25

RESERVE BALANCES-Curr Mo/vs/End Bal

2070	Working Capital Owner Reserves	2,370.00	0.00	2,370.00
	TOTAL RESERVES	2,370.00		2,370.00

OPERATING FUND BALANCE (Retained Earnings)

	Current Month Income	(3,944.17)		3,804.08
	Less Payments to/from Associatic	2,316.52		2,316.52
	Plus prior ye retained earnings to	4,821.48		(2,755.35)
	Current Month operating fund bi	3,193.83		3,365.25

I don't think you should provide at cost