HUNTER CREEK CONDOMINIUMS OF BOULDER HOA

Financial Statements
February 28, 2019

Hunter Creek Condos of Boulder HOA

Balance Sheet
As of 02/28/19

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
1120	Cash Account	33,461.43			33,461.43
1150	Savings - Carport (ANB)	42,470.78			42,470.78
1160	Savings - Working Cap (ANB)		28,972.58		28,972.58
1195	Elevations Credit Union /MM		204,517.14		204,517.14
1196	Elevations Bus Sav		4,545.80		4,545.80
1200	Member Receivables	5,506.00			5,506.00
1210	M/R - Fines	100.00			100.00
1240	M/R - HOP Fees	3.00			3.00
1260	M/R - Miscellaneous	1,422.00			1,422.00
1280	Allowance For Doubtful Accts	(9,328.27)			(9,328.27)
1400	Prepaid Insurance	37,811.74			37,811.74
1440	Prepaid Income Tax	(.32)			(.32)
1530	Property and Equipment	1,025.00			1,025.00
1550	Accumulated Depreciation	(1,240.00)			(1,240.00)
1910	Due To / Due From	33,487.00			33,487.00
1915	Due To /Due From		(33,487.00)		(33,487.00)
	TOTAL ASSETS	144,718.36	204,548.52	.00	349,266.88

Hunter Creek Condos of Boulder HOA

Balance Sheet
As of 02/28/19

Account	Description	Operating	Reserves	Other	Totals
	LIABILITIES & EQUITY				
	CURRENT LIABILITIES:				
2100	Accounts Payable	7,260.70			7,260.70
2160	A/P - Refund to Homeowner	255.00			255.00
2520	Prepaid Owner Assessments	5,781.10			5,781.10
2560	Deferred Comcast Revenue	34,200.00			34,200.00
	Subtotal Current Liab.	47,496.80	.00	.00	47,496.80
	RESERVES:				
3095	Replacement Fund Balance		170,185.39		170,185.39
3110	Operating Fund	25,103.00			25,103.00
3200	Contributed Capital	29,230.00			29,230.00
	Subtotal Reserves	54,333.00	170,185.39	.00	224,518.39
	EQUITY:				
3500	Homeowners Net Worth	1,350.00			1,350.00
3570	Retained Earnings		44,103.00		44,103.00
	Current Year Net Income/(Loss)	4,359.77	27,438.92	.00	31,798.69
	Subtotal Equity	5,709.77	71,541.92	.00	77,251.69
	TOTAL LIABILITIES & EQUITY	107,539.57	241,727.31	.00	349,266.88

Hunter Creek Condos of Boulder HOA

Income/Expense Statement

Period: 02/01/19 to 02/28/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	OPERATING INCOME							
04000	Homeowners Dues	27,411.55	27,411.55	.00	54,823.10	54,823.10	.00	328,938.59
04110	GCPA Dues Income	1,245.60	1,245.60	.00	2,491.20	2,491.20	.00	14,947.20
04120	GCPA Dues Expense	(1,245.60)	(1,245.60)	.00	(2,491.20)	(2,491.20)	.00	(14,947.20)
04150	Carport Income	94.00	94.00	.00	188.00	188.00	.00	1,128.00
04480	Homeowners Packet Fees Income	.00	41.67	(41.67)	.00	83.34	(83.34)	500.00
04500	Clubhouse Keys Income	.00	20.83	(20.83)	.00	41.66	(41.66)	250.00
04520	Transfer Fees Income	.00	41.67	(41.67)	.00	83.34	(83.34)	500.00
04560	HOA Corrective Action Taken	100.00	.00	100.00	100.00	.00	100.00	.00
	TOTAL OPERATING INCOME	27,605.55	27,609.72	(4.17)	55,111.10	55,219.44	(108.34)	331,316.59

Hunter Creek Condos of Boulder HOA

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Yearly Budget
	OPERATING EXPENSES							
ADMINISTRATIVE								
05100	Accounting/Auditing	.00	.00	.00	.00	.00	.00	2,590.00
05180	Bank Charges	8.00	8.33	.33	16.00	16.66	.66	100.00
05200	Board Expenses	.00	20.83	20.83	.00	41.66	41.66	250.00
05260	Insurance - Claims	.00	416.67	416.67	.00	833.34	833.34	5,000.00
05300	Insurance - Liability	5,286.82	5,544.63	257.81	10,573.64	11,089.26	515.62	66,535.53
05360	Legal Expense	487.50	208.33	(279.17)	487.50	416.66	(70.84)	2,500.00
05400	Management Fee	3,598.84	3,598.84	.00	7,197.68	7,197.68	.00	43,186.06
05420	Office Expense - Postage	10.13	41.67	31.54	348.03	83.34	(264.69)	500.00
05440	Office Expense - Printing/cop	236.63	62.50	(174.13)	306.63	125.00	(181.63)	750.00
05460	Office Expense - Supplies	.00	91.67	91.67	26.42	183.34	156.92	1,100.00
05560	Web Site	75.00	63.33	(11.67)	75.00	126.66	51.66	760.00
	ADMINISTRATIVE EXPENSE	9,702.92	10,056.80	353.88	19,030.90	20,113.60	1,082.70	123,271.59
GENERAL OPERATING								
05740	Contract Labor - Snow Removal	6,255.00	2,500.00	(3,755.00)	9,405.00	5,000.00	(4,405.00)	20,000.00
05860	Gutter Cleaning	.00	291.67	291.67	.00	583.34	583.34	3,500.00
06000	Pest Control	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06050	Snow Removal Supplies	1,920.00	396.25	(1,523.75)	2,480.00	792.50	(1,687.50)	3,170.00
06070	Storage Unit	.00	.00	.00	528.00	550.00	22.00	550.00
	GENERAL OPERATING	8,175.00	3,271.25	(4,903.75)	12,413.00	7,092.50	(5,320.50)	28,220.00

(12 mo contract at $1,884.16/mo)

Hunter Creek Condos of Boulder HOA

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
LANDSCAPE MAINTENANCE								
06140	Landscape - Contract JAN & FEB	3,768.32	.00	(3,768.32)	3,768.32	.00	(3,768.32)	22,610.00
06150	Landscape - Xeriscape Contrac	.00	.00	.00	.00	.00	.00	12,400.00
06160	Landscape - Maintenance	.00	41.67	41.67	.00	83.34	83.34	500.00
06165	Landscape-Trees/Pest/Fertiliz	430.00	106.08	(323.92)	430.00	212.16	(217.84)	1,273.00
06230	Landscape-Trees/Pruning/Remov	2,885.00	572.50	(2,312.50)	2,885.00	1,145.00	(1,740.00)	6,870.00
06290	Landscape - Sprinkler System	.00	208.33	208.33	.00	416.66	416.66	2,500.00
	(2 Ash trees removed)							
	LANDSCAPE MAINTENANCE	7,083.32	928.58	(6,154.74)	7,083.32	1,857.16	(5,226.16)	46,153.00
UTILITIES								
06500	Trash Removal	1,078.50	1,178.50	100.00	2,181.01	2,357.00	175.99	14,142.00
06520	Water/Sewer	3,975.45	5,812.50	1,837.05	7,792.22	11,625.00	3,832.78	69,750.00
06540	Gas	140.04	175.00	34.96	285.30	350.00	64.70	2,100.00
06560	Electric	308.31	420.83	112.52	634.73	841.66	206.93	5,050.00
	UTILITIES EXPENSE	5,502.30	7,586.83	2,084.53	10,893.26	15,173.66	4,280.40	91,042.00
MAINTENANCE SUPPLIES								
06655	Scoopy Doos	100.00	110.00	10.00	200.00	220.00	20.00	1,320.00
06660	Pet Pick-Up Bags	.00	100.00	100.00	.00	200.00	200.00	1,200.00
06670	Maintenance - Buildings	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
06675	Maintenance - Contract	866.54	650.00	(216.54)	866.54	1,300.00	433.46	7,800.00
06680	Maintenance - Electric	.00	66.67	66.67	.00	133.34	133.34	800.00
06720	Maintenance - Plumbing	.00	125.00	125.00	.00	250.00	250.00	1,500.00
06725	Maintenance - Roof Repairs	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06730	Maintenance - Sewer Cleaning	.00	.00	.00	.00	.00	.00	1,500.00
06740	Swimming Pool	.00	.00	.00	.00	.00	.00	6,500.00
06760	Maintenance Supplies	.00	62.50	62.50	.00	125.00	125.00	750.00
	MAINTENANCE SUPPLIES	966.54	2,447.50	1,480.96	1,066.54	4,895.00	3,828.46	37,370.00
CLUB HOUSE								
07020	Supplies-Clubhouse	.00	16.67	16.67	19.55	33.34	13.79	200.00
07040	Clubhouse Cleaning	.00	215.00	215.00	.00	430.00	430.00	2,580.00
07060	Cable	102.38	100.00	(2.38)	204.76	200.00	(4.76)	1,200.00
07080	Exercise Equip Maint	.00	.00	.00	.00	.00	.00	680.00
07100	Maintenance-Clubhouse	40.00	8.33	(31.67)	40.00	16.66	(23.34)	100.00
	CLUB HOUSE	142.38	340.00	197.62	264.31	680.00	415.69	4,760.00
GARAGE								
07260	Maintenance-Carports	.00	41.67	41.67	.00	83.34	83.34	500.00
	GARAGE	.00	41.67	41.67	.00	83.34	83.34	500.00
	TOTAL EXPENSES	31,572.46	24,672.63	(6,899.83)	50,751.33	49,895.26	(856.07)	331,316.59

Hunter Creek Condos of Boulder HOA

Income/Expense Statement

Period: 02/01/19 to 02/28/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	NET OPERATING INCOME	(3,966.91)	2,937.09	(6,904.00)	4,359.77	5,324.18	(964.41)	.00

Hunter Creek Condos of Boulder HOA

Income/Expense Statement
Period: 02/01/19 to 02/28/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
				RESERVE INCOME				
04720	Homeowners Reserve Dues	13,450.85	13,450.85	.00	26,901.70	26,901.70	.00	161,410.21
04730	Carport Dues Reserve	188.00	188.00	.00	376.00	376.00	.00	2,256.00
04740	Interest Income - Investments	78.92	.00	78.92	161.22	.00	161.22	.00
	TOTAL RESERVE INCOME	13,717.77	13,638.85	78.92	27,438.92	27,277.70	161.22	163,666.21
				RESERVE EXPENSE				
08020	Asphalt - Crack Fill	.00	.00	.00	.00	.00	.00	2,189.00
08060	Asphalt - Seal Coat	.00	.00	.00	.00	.00	.00	8,788.00
08080	Asphalt - Striping/Blocks	.00	.00	.00	.00	.00	.00	1,320.00
08095	Concrete-Sidewalks	.00	.00	.00	.00	.00	.00	2,375.33
08100	Concrete	.00	.00	.00	.00	.00	.00	2,375.33
08140	Dumpster Enclosure	.00	15,000.00	15,000.00	.00	15,000.00	15,000.00	15,000.00
	TOTAL RESERVE EXPENSE	.00	15,000.00	15,000.00	.00	15,000.00	15,000.00	32,047.66
	NET RESERVE INCOME	13,717.77	(1,361.15)	15,078.92	27,438.92	12,277.70	15,161.22	131,618.55
	Current Year Net Income(loss)	9,750.86	1,575.94	8,174.92	31,798.69	17,601.88	14,196.81	131,618.55