

HOA Monthly Balance Sheet

Properties: Poudre Overlook Homeowners Association of Fort Collins - * Fort Collins, CO 80521

As of: 12/31/2020 (End of Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	94,109.86
Total Cash	94,109.86
TOTAL ASSETS	94,109.86
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	1,575.00
Total Liabilities	1,575.00
Capital	
Reserve Fund Equity	96,877.70
Prior Years Retained Earnings	1,673.20
Prior to TPMG Opening Balance Clearing	-29,624.54
Calculated Retained Earnings	-4,342.84
Calculated Prior Years Retained Earnings	27,951.34
Total Capital	92,534.86
TOTAL LIABILITIES & CAPITAL	94,109.86

HOA Monthly Cash Flow - Trailing 12 Month

Trademark Property Management Group, Inc.

Properties: Poudre Overlook Homeowners Association of Fort Collins - * Fort Collins, CO 80521

Period Range: Jan 2020 to Dec 2020 (Trailing 12 Months)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Operating Income & Expense													
Income													
HOA DUES													
HOA Dues Income	36,540.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,540.00
Total HOA DUES	36,540.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,540.00
FEEES													
Late Fees	0.00	0.00	100.00	0.00	0.00	0.00	0.00	300.00	-100.00	0.00	0.00	0.00	300.00
Total FEEES	0.00	0.00	100.00	0.00	0.00	0.00	0.00	300.00	-100.00	0.00	0.00	0.00	300.00
Transfer Fee	0.00	300.00	0.00	0.00	0.00	600.00	0.00	300.00	300.00	0.00	0.00	0.00	1,500.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	15,660.00	0.00	0.00	0.00	0.00	0.00	0.00	15,660.00
Insurance Claim Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	292.00	0.00	0.00	0.00	292.00
Total Operating Income	36,540.00	300.00	100.00	0.00	0.00	16,260.00	0.00	600.00	492.00	0.00	0.00	0.00	54,292.00
Expense													
ADMINISTRATION													
Accounting/Tax Prep	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	17.99	17.99	18.49	89.47
Bank Charges Refunded	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-17.99	-17.99	-17.99	-53.97
DORA / SOS	0.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	133.00
Legal Fees	364.00	0.00	0.00	0.00	0.00	182.00	0.00	0.00	260.00	0.00	0.00	0.00	806.00
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435.00	435.00	435.00	435.00	1,740.00
Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.54	15.54	0.00	0.00	0.00	46.62
Administrative Expenses	0.00	11.00	4.10	11.00	0.00	27.50	11.00	161.68	1,108.41	239.70	268.88	378.33	2,221.60
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	425.00	0.00	0.00	850.00
Website	40.00	40.00	40.00	40.00	40.00	0.00	40.00	40.00	40.00	40.00	0.00	0.00	360.00
Total ADMINISTRATION	404.00	51.00	219.10	84.00	40.00	209.50	51.00	217.22	2,418.95	1,155.24	703.88	813.83	6,367.72
MAINTENANCE / REPAIRS													
Fence Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,981.50	0.00	0.00	0.00	31,981.50
Total MAINTENANCE / REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,981.50	0.00	0.00	0.00	31,981.50

HOA Monthly Cash Flow - Trailing 12 Month

Account Name Jan 2020 Feb 2020 Mar 2020 Apr 2020 May 2020 Jun 2020 Jul 2020 Aug 2020 Sep 2020 Oct 2020 Nov 2020 Dec 2020 Total

LANDSCAPE

HOA Common Area Mowing/ Weeding/Cleanup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00	325.00
Irrigation Parts/Repairs	0.00	0.00	0.00	0.00	279.11	146.00	73.00	73.00	0.00	0.00	90.50	0.00	0.00	0.00	0.00	661.61
Landscape Greenbelt	0.00	0.00	0.00	0.00	725.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	725.00
Landscape Contract	0.00	0.00	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	1,284.38	0.00	10,275.04
Pet Waste Station	204.00	204.00	262.00	246.00	276.00	218.00	260.00	262.00	246.00	190.00	246.00	190.00	246.00	276.00	276.00	2,644.00
Tree/Shrub Maintenance	0.00	0.00	0.00	0.00	0.00	300.00	9.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.66
Plants / Trees / Extras	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	754.60	0.00	0.00	0.00	0.00	0.00	0.00	754.60
Total LANDSCAPE	204.00	204.00	1,546.38	1,530.38	2,564.49	1,948.38	1,627.04	1,619.38	0.00	2,375.48	1,474.38	601.00	15,694.91			

INSURANCE

Property Insurance / D&O / Crime	91.25	91.25	91.25	91.25	94.92	94.92	94.92	94.92	94.92	94.92	763.32	0.00	0.00	0.00	0.00	1,508.00
Total INSURANCE	91.25	91.25	91.25	91.25	94.92	94.92	94.92	94.92	94.92	94.92	763.32	0.00	1,508.00			

TAXES

Depreciation Expense	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	-189.52	0.00	0.00	0.00	0.00	0.00
Total TAXES	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	-189.52	0.00	0.00			

UTILITIES

Electricity	18.10	0.00	18.45	37.24	18.51	18.91	19.13	18.85	0.00	19.21	19.22	19.00	206.62
Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.51	0.00	60.51
Irrigation Water	61.30	60.51	60.51	60.51	60.51	287.26	686.14	918.48	822.11	340.55	0.00	60.51	3,418.39
Total UTILITIES	79.40	60.51	78.96	97.75	79.02	306.17	705.27	937.33	822.11	359.76	79.73	79.51	3,685.52
Total Operating Expense	802.34	430.45	1,959.38	1,827.07	2,802.12	2,582.66	2,501.92	2,892.54	35,796.36	3,890.48	2,257.99	1,494.34	59,237.65

NOI - Net Operating Income

	35,737.66	-130.45	-1,859.38	-1,827.07	-2,802.12	13,677.34	-2,501.92	-2,292.54	-35,304.36	-3,890.48	-2,257.99	-1,494.34	-4,945.65
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Other Income & Expense

Other Income													
RESERVES													

Interest Income Reserves

Interest Income Reserves	87.12	82.98	81.49	78.17	80.06	69.95	61.91	61.13	0.00	0.00	0.00	0.00	602.81
Total RESERVES	87.12	82.98	81.49	78.17	80.06	69.95	61.91	61.13	0.00	0.00	0.00	0.00	602.81

Total Other Income

Total Other Income	87.12	82.98	81.49	78.17	80.06	69.95	61.91	61.13	0.00	0.00	0.00	0.00	602.81
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Net Other Income

Net Other Income	87.12	82.98	81.49	78.17	80.06	69.95	61.91	61.13	0.00	0.00	0.00	0.00	602.81
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HOA Monthly Cash Flow - Trailing 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
Total Income	36,627.12	382.98	181.49	78.17	80.06	16,329.95	61.91	661.13	492.00	0.00	0.00	0.00	54,894.81
Total Expense	802.34	430.45	1,959.38	1,827.07	2,802.12	2,582.66	2,501.92	2,892.54	35,796.36	3,890.48	2,257.99	1,494.34	59,237.65
Net Income	35,824.78	-47.47	-1,777.89	-1,748.90	-2,722.06	13,747.29	-2,440.01	-2,231.41	-35,304.36	-3,890.48	-2,257.99	-1,494.34	-4,342.84
Other Items													
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-360.00	0.00	0.00	0.00	-360.00
Other Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,421.39	0.00	0.00	0.00	1,421.39
Other Property Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-397.47	0.00	0.00	0.00	-397.47
Prepayments	0.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.00	35.00	665.00	1,575.00
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-329.19	0.00	0.00	0.00	-329.19
Net Other Items	0.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	334.73	455.00	35.00	665.00	1,909.73
Cash Flow	35,824.78	372.53	-1,777.89	-1,748.90	-2,722.06	13,747.29	-2,440.01	-2,231.41	-34,969.63	-3,435.48	-2,222.99	-829.34	-2,433.11
Beginning Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,465.00	86,085.06	83,862.07	0.00
Beginning Cash + Cash Flow	35,824.78	372.53	-1,777.89	-1,748.90	-2,722.06	13,747.29	-2,440.01	-2,231.41	-34,969.63	86,029.52	83,862.07	83,032.73	-2,433.11
Actual Ending Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,465.00	86,085.06	83,862.07	94,109.86	94,109.86

HOA Monthly Annual Budget Comparison

Properties: Poudre Overlook Homeowners Association of Fort Collins - * Fort Collins, CO 80521

As of: Dec 2020

Additional Account Types: None

Accounting Basis: Cash

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
Income							
HOA DUES							
HOA Dues Income	0.00	3,045.00	-3,045.00	36,540.00	36,540.00	0.00	36,540.00
Total HOA DUES	0.00	3,045.00	-3,045.00	36,540.00	36,540.00	0.00	36,540.00
FEEES							
Late Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Total FEEES	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Transfer Fee	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
Special Assessment	0.00	1,305.00	-1,305.00	15,660.00	15,660.00	0.00	15,660.00
Insurance Claim Proceeds	0.00	0.00	0.00	292.00	0.00	292.00	0.00
Total Operating Income	0.00	4,350.00	-4,350.00	54,292.00	52,200.00	2,092.00	52,200.00
Expense							
ADMINISTRATION							
Accounting/Tax Prep	0.00	41.66	41.66	175.00	500.00	325.00	500.00
DRC Expense	0.00	8.33	8.33	0.00	100.00	100.00	100.00
Bank Charges	18.49	0.00	-18.49	89.47	0.00	-89.47	0.00
Bank Charges Refunded	-17.99	0.00	17.99	-53.97	0.00	53.97	0.00
DORA / SOS	0.00	2.91	2.91	133.00	35.00	-98.00	35.00
Legal Fees	0.00	291.66	291.66	806.00	3,500.00	2,694.00	3,500.00
Management Fees	435.00	0.00	-435.00	1,740.00	0.00	-1,740.00	0.00
Meeting Expense	0.00	58.33	58.33	46.62	700.00	653.38	700.00
Miscellaneous - Admin Fees	0.00	55.33	55.33	0.00	664.00	664.00	664.00
Administrative Expenses	378.33	100.00	-278.33	2,221.60	1,200.00	-1,021.60	1,200.00
Reserve Study	0.00	0.00	0.00	850.00	0.00	-850.00	0.00
Social Event	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
Website	0.00	91.66	91.66	360.00	1,100.00	740.00	1,100.00
Total ADMINISTRATION	813.83	733.21	-80.62	6,367.72	8,799.00	2,431.28	8,799.00

HOA Monthly Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
MAINTENANCE / REPAIRS							
Fence Repairs	0.00	41.66	41.66	31,981.50	500.00	-31,481.50	500.00
General HOA Maintenance Labor & Supplies	0.00	41.66	41.66	0.00	500.00	500.00	500.00
Total MAINTENANCE / REPAIRS	0.00	83.32	83.32	31,981.50	1,000.00	-30,981.50	1,000.00
LANDSCAPE							
HOA Common Area Mowing/ Weeding/Cleanup	325.00	0.00	-325.00	325.00	0.00	-325.00	0.00
Irrigation Parts/Repairs	0.00	125.00	125.00	661.61	1,500.00	838.39	1,500.00
Landscape Greenbelt	0.00	166.66	166.66	725.00	2,000.00	1,275.00	2,000.00
Landscape Contract	0.00	791.66	791.66	10,275.04	9,500.00	-775.04	9,500.00
Pet Waste Station	276.00	266.66	-9.34	2,644.00	3,200.00	556.00	3,200.00
Tree/Shrub Maintenance	0.00	208.33	208.33	309.66	2,500.00	2,190.34	2,500.00
Plants / Trees / Extras	0.00	250.00	250.00	754.60	3,000.00	2,245.40	3,000.00
Total LANDSCAPE	601.00	1,808.31	1,207.31	15,694.91	21,700.00	6,005.09	21,700.00
INSURANCE							
Property Insurance / D&O / Crime	0.00	95.81	95.81	1,508.00	1,149.75	-358.25	1,149.75
Total INSURANCE	0.00	95.81	95.81	1,508.00	1,149.75	-358.25	1,149.75
TAXES							
Depreciation Expense	0.00	23.69	23.69	0.00	284.28	284.28	284.28
Total TAXES	0.00	23.69	23.69	0.00	284.28	284.28	284.28
UTILITIES							
Electricity	19.00	16.66	-2.34	206.62	200.00	-6.62	200.00
Water	0.00	0.00	0.00	60.51	0.00	-60.51	0.00
Irrigation Water	60.51	333.33	272.82	3,418.39	4,000.00	581.61	4,000.00
Total UTILITIES	79.51	349.99	270.48	3,685.52	4,200.00	514.48	4,200.00
Total Operating Expense	1,494.34	3,094.33	1,599.99	59,237.65	37,133.03	-22,104.62	37,133.03
Total Operating Income	0.00	4,350.00	-4,350.00	54,292.00	52,200.00	2,092.00	52,200.00
Total Operating Expense	1,494.34	3,094.33	1,599.99	59,237.65	37,133.03	-22,104.62	37,133.03
NOI - Net Operating Income	-1,494.34	1,255.67	-2,750.01	-4,945.65	15,066.97	-20,012.62	15,066.97

HOA Monthly Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income							
RESERVES							
Interest Income Reserves	0.00	66.66	-66.66	602.81	800.00	-197.19	800.00
Total RESERVES	<u>0.00</u>	<u>66.66</u>	<u>-66.66</u>	<u>602.81</u>	<u>800.00</u>	<u>-197.19</u>	<u>800.00</u>
Total Other Income	<u>0.00</u>	<u>66.66</u>	<u>-66.66</u>	<u>602.81</u>	<u>800.00</u>	<u>-197.19</u>	<u>800.00</u>
Net Other Income	<u>0.00</u>	<u>66.66</u>	<u>-66.66</u>	<u>602.81</u>	<u>800.00</u>	<u>-197.19</u>	<u>800.00</u>
Total Income	0.00	4,416.66	-4,416.66	54,894.81	53,000.00	1,894.81	53,000.00
Total Expense	1,494.34	3,094.33	1,599.99	59,237.65	37,133.03	-22,104.62	37,133.03
Net Income	<u>-1,494.34</u>	<u>1,322.33</u>	<u>-2,816.67</u>	<u>-4,342.84</u>	<u>15,866.97</u>	<u>-20,209.81</u>	<u>15,866.97</u>

Reconciliation Report

US BANK

Account Name	Poudre Overlook Ops - 2902
Account Number	
Ending Statement Date	12/31/2020

Summary

Bank Statement Starting Balance on 11/30/2020	84,520.95
Cleared Deposits and other Increases	14,665.12
Cleared Checks and other Decreases	4,732.38
Cleared ACH Batches and Reversals	0.00
Cleared Balance	94,453.69

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (1 Item)

Check #1034 - Trademark Property Management Group, Inc	12/31/2020	378.83
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Total	378.83
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Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #EBCC-EC40 - Jed M Place	12/31/2020	35.00
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Total	35.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (12 Items)

Deposit #Automatic ACH Deposit	12/01/2020	35.00
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Deposit #3	12/15/2020	420.00
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Deposit #4	12/22/2020	11,077.13
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Deposit #Automatic ACH Deposit	12/23/2020	35.00
Deposit #Automatic Deposit	12/28/2020	35.00
Deposit #Automatic ACH Deposit	12/28/2020	35.00
Deposit #Automatic ACH Deposit	12/29/2020	35.00
Deposit #Automatic ACH Deposit	12/30/2020	35.00
Deposit #Automatic ACH Deposit	12/31/2020	35.00
Journal Entry - Credit Monthly Bank Fee	12/23/2020	17.99
Journal Entry - 1099adj	12/31/2020	2,180.00
Journal Entry - 1099adj	12/31/2020	725.00
Total		14,665.12
Cleared Checks and other Decreases (12 Items)		
Check #1013 - Facilities Advisors - Front Range	10/15/2020	425.00
Check #1022 - Trademark Property Management Group, Inc.	12/01/2020	435.00
Check #1023 - Cutting Edge Landscape Service, Inc.	12/04/2020	325.00
Check #1024 - Fletcher's Pet Waste Solutions	12/04/2020	276.00
Check #1025 - Xcel Energy	12/04/2020	11.46
Check #1026 - Xcel Energy	12/04/2020	7.54
Check #1027 - Trademark Property Management Group, Inc	11/30/2020	268.88
Check #1028 - Fort Collins Utilities	12/10/2020	44.54
Check #1029 - Fort Collins Utilities	12/10/2020	15.97
Check #9999 - Fletcher's Pet Waste Solutions	12/31/2020	2,180.00
Check #9999 - Paul Mathern	12/31/2020	725.00
Journal Entry - Monthly Bank Fee	12/23/2020	17.99
Total		4,732.38
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
1150: Operating Cash		94,109.86
1160: Security Deposit Cash		0.00
Total Cash Balance		94,109.86
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		-35.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		378.83
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		94,453.69
Bank Statement Balance on 12/31/2020		94,453.69
		In Balance