

# COVENTRY RIDGE PATIO HOME ASSOCIATION

Financial Statement for the two months ending February 28 2011

## BALANCE SHEET *page 2*

A detailed list of the AR Homeowners Assessments can be found on page 5.

## INCOME STATEMENT *page 3*

### OPERATING REVENUE:

Revenues are favorable to budget by \$10.00 due to Late Fee Revenue.

### OPERATING EXPENSES:

Administrative expenses are now unfavorable to budget by \$1,474.16 due to Professional Services (\$1,550.00). All other line items are within \$91.00 of budget.

Repairs & Maintenance expenses are favorable to budget by \$306.00 due to no expenses.

Grounds Maintenance expenses are unfavorable to budget by \$6,482.88 due to the variance of \$7,716.00 in Snow Removal. We do have savings in Contingency (\$750.00) and Tree Care (\$600.00).

Utilities expenses are favorable to budget by \$46.14 due to savings in all line items.

Net Operating Income after transfers is at a loss of \$5,242.58 versus the budgeted income of \$2,352.32, resulting in an unfavorable variance of \$7,594.90 due to the items mentioned above.

### RESERVES: *Page 4*

Reserve Revenues are unfavorable to budget by \$104.19 due to Interest Income.

There are no Reserve Expenses at this time.

Total Net Reserve Income is at \$5,762.51 versus a budgeted income of \$5,866.70, resulting in an unfavorable variance of \$104.19.

Respectfully submitted,  
Highlands Ranch Community Association  
Subassociation Services

Coventry Ridge Patio Homes Assc  
Balance Sheet  
For the Two Months Ending February 28, 2011

Account	Description	Operating	Reserve	Total
<b><u>ASSETS</u></b>				
<b>Cash</b>				
1010	Well Fargo Checking Acct	\$14,800.98		\$14,800.98
1050	RBC Wealth Management		164,541.79	164,541.79
	<b>Total Cash Assets</b>	<b>14,800.98</b>	<b>164,541.79</b>	<b>179,342.77</b>
<b>Other Assets</b>				
1100	AR Homeowners Assessments	413.00		413.00
1190	Accrued Interest Income		225.67	225.67
1200	Prepaid Insurance	1,445.00		1,445.00
1220	Prepaid Income Taxes	508.00		508.00
1310	Due to Reserve From Operating		8,572.56	8,572.56
	<b>Total Other Assets</b>	<b>2,366.00</b>	<b>8,798.23</b>	<b>11,164.23</b>
	<b>Total Assets</b>	<b>17,166.98</b>	<b>173,340.02</b>	<b>190,507.00</b>
<b><u>LIABILITIES &amp; EQUITY</u></b>				
<b>Current Liabilities</b>				
2000	Accounts Payable	4,903.98		4,903.98
2100	Unearned Assessments	9,448.20		9,448.20
2310	Due from Operating to Reserv	8,572.56		8,572.56
	<b>Total Liabilities</b>	<b>22,924.74</b>		<b>22,924.74</b>
<b>Equity</b>				
3800	YTD Net Income	(5,242.58)	5,762.51	519.93
3900	Retained Earnings	(515.18)	167,577.51	167,062.33
	<b>Total Equity</b>	<b>(5,757.76)</b>	<b>173,340.02</b>	<b>167,582.26</b>
	<b>Total Liabilities &amp; Equity</b>	<b>17,166.98</b>	<b>173,340.02</b>	<b>190,507.00</b>

Coventry Ridge Patio Homes Assc  
Income Statement  
For the Two Months Ending February 28, 2011

Account	Description	Current Month		Year-To-Date		Favorable/ (Unfavorable)	Yearly Budget
		Actual	Budget	Actual	Budget		
<b>REVENUE</b>							
4000	Assessments Revenue-Homeowne	\$10,360.00	\$10,360.00	\$0.00	\$20,720.00	\$0.00	\$124,320.00
4100	Late Fee Revenue - Assessments	10.00	10.00	0.00	10.00	10.00	100.00
4500	Transfer to Reserves	(2,833.33)	(2,833.33)	0.00	(5,666.70)	0.00	(34,000.00)
	<b>Total Revenue</b>	<b>7,536.67</b>	<b>7,536.67</b>	<b>0.00</b>	<b>15,063.30</b>	<b>10.00</b>	<b>90,420.00</b>
<b>EXPENSES</b>							
<b>Administrative Expenses</b>							
5000	Management Fee	640.84	640.83	(0.01)	1,281.66	(0.02)	7,690.00
5010	Misc. Office Expenses	8.22	10.00	1.78	20.00	(3.51)	130.00
5020	Copy Expense	3.90	20.00	16.10	80.00	(54.79)	280.00
5030	Postage Expense	25.52	25.00	(0.52)	80.00	13.82	330.00
5040	Web Site	45.00	45.00	0.00	90.00	0.00	540.00
5050 +	Professional Services	3,450.00	1,800.00	(1,650.00)	1,900.00	(1,550.00)	8,000.00
5070	Manager Mileage	25.00	37.50	12.50	75.00	29.00	450.00
5100	Income Taxes	0.00	0.00	0.00	0.00	0.00	420.00
5110	Insurance Expense	125.16	170.83	45.67	341.66	91.34	2,050.00
	<b>Total Administrative Expenses</b>	<b>4,323.64</b>	<b>2,749.16</b>	<b>(1,574.48)</b>	<b>3,868.32</b>	<b>(1,474.16)</b>	<b>19,890.00</b>
<b>Repairs &amp; Maintenance</b>							
6000	Building Maintenance	0.00	40.00	40.00	80.00	80.00	500.00
6010	Maintenance Supplies	0.00	16.50	16.50	33.00	33.00	200.00
6020	Electrical Repairs	0.00	16.50	16.50	33.00	33.00	200.00
6030	Fence Repairs	0.00	80.00	80.00	160.00	160.00	1,000.00
	<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>153.00</b>	<b>153.00</b>	<b>306.00</b>	<b>306.00</b>	<b>1,900.00</b>
<b>Grounds Maintenance</b>							
6510	Landscaping Supplies	0.00	0.00	0.00	0.00	(74.38)	4,500.00
6530	Tree Care	0.00	300.00	300.00	600.00	600.00	4,000.00
6540	Snow & Ice Removal	9,007.75	3,000.00	(6,007.75)	6,000.00	(7,716.00)	18,000.00
6550	Landscape Contract	42.50	0.00	(42.50)	0.00	(42.50)	16,000.00
6560	Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00	4,000.00
6570	Contingency	0.00	380.00	380.00	750.00	750.00	4,550.00
	<b>Total Grounds Maintenance</b>	<b>9,050.25</b>	<b>3,680.00</b>	<b>(5,370.25)</b>	<b>7,350.00</b>	<b>(6,482.88)</b>	<b>51,050.00</b>
<b>Utilities</b>							
7000	Electricity	30.14	35.00	4.86	70.00	9.48	480.00
7010	Water Expense	50.00	50.00	0.00	100.00	0.00	11,000.00
7020	Trash Removal	490.00	508.33	18.33	1,016.66	36.66	6,100.00
	<b>Total Utilities</b>	<b>570.14</b>	<b>593.33</b>	<b>23.19</b>	<b>1,186.66</b>	<b>46.14</b>	<b>17,580.00</b>
	<b>Total Expenses</b>	<b>13,944.03</b>	<b>7,175.49</b>	<b>(6,768.54)</b>	<b>12,710.98</b>	<b>(7,604.90)</b>	<b>90,420.00</b>
	<b>Net Operating Income (Loss)</b>	<b>(6,407.36)</b>	<b>361.18</b>	<b>(6,768.54)</b>	<b>2,352.32</b>	<b>(7,594.90)</b>	<b>0.00</b>

Coventry Ridge Patio Homes Assc  
Income Statement  
For the Two Months Ending February 28, 2011

Account	Description	Current Month		Favorable/ (Unfavorable)	Year-To-Date		Favorable/ (Unfavorable)	Yearly Budget
		Actual	Budget		Actual	Budget		
8000	Reserve-Transfer Income	\$2,833.33	\$2,833.33	\$0.00	\$5,666.70	\$5,666.70	\$0.00	\$34,000.00
8100	Reserve-Interest Income	50.78	100.00	(49.22)	95.81	200.00	(104.19)	1,200.00
	<b>Total Reserve Revenue</b>	<b>2,884.11</b>	<b>2,933.33</b>	<b>(49.22)</b>	<b>5,762.51</b>	<b>5,866.70</b>	<b>(104.19)</b>	<b>35,200.00</b>
	<b>Total Reserve Income (Loss)</b>	<b>2,884.11</b>	<b>2,933.33</b>	<b>(49.22)</b>	<b>5,762.51</b>	<b>5,866.70</b>	<b>(104.19)</b>	<b>35,200.00</b>
	<b>Total Income (Loss) all Funds</b>	<b>(3,523.25)</b>	<b>3,294.51</b>	<b>(6,817.76)</b>	<b>519.93</b>	<b>8,219.02</b>	<b>(7,699.09)</b>	<b>35,200.00</b>

**RESERVE FUND REVENUE**

**RESERVE FUND EXPENSES**