



HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

2016 ANNUAL MEETING
FINANCIAL PACKAGE

4-1 through 3-30

HIDDEN MEADOWS

2016 ANNUAL MEETING TREASURER REPORT

Balances as of September 30, 2016

Checking: \$7,289.16

Reserves: \$195,200.56

Reserves have increase \$40,284.34 since 2015.

Year-end 2015-2016 Budget performance overview:

Administrative: Over budget by \$3,623.59

This is due to legal costs and accounting audits.

Grounds: Under budget by \$1,181.35

Over budget due to the planned landscaping enhancements throughout the entrance of the community.

Insurance: Under budget by \$10,890.53

KC Property service was able to quote out insurance and save the Association this money.

Maintenance & Repairs: Over budget by \$3,617.47

Over budget in building repairs

Operating Expense: Under budget by \$9,708.11

Majority of the savings was seen in water & sewer cost.

Reserve Contributions: exceeded targeted deposits by \$2,000.00 with \$26,000.00 deposited year to date.

2016-2017 Budget performance overview:

Administrative: Over budget by \$4,843.34

This is due to legal costs. ***note we have billed 100% of this back to the delinquent owners.

Grounds: Over budget by \$6,147.91

Over budget for tree trimming

Insurance: Under budget by \$1,191.42

We are on target to be on budget for the cost of the year of insurance

Maintenance & Repairs: Under budget by \$2,169.39

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

GL Balance Sheet

Posted 09/30/2016

Assets

Cash & Cash Equivalents

Checking - Bank of Nevada	7,289.16
Reserve - Chase Bank	195,200.56
Petty Cash	500.00

<u>Total Cash & Cash Equivalents</u>	<u>202,989.72</u>
--	-------------------

<i>Total Assets</i>	<u>202,989.72</u>
---------------------	-------------------

Liabilities & Equity

Equity

Retained Earnings-Prior	209,379.00
Current Retained Earnings - Reserves	12,000.00
Current Retained Earnings-Ops	(18,389.28)

<u>Total Equity</u>	<u>202,989.72</u>
---------------------	-------------------

<i>Total Liabilities & Equity</i>	<u>202,989.72</u>
---------------------------------------	-------------------

Transaction 9/1/2016 To 9/30/2016 11:59:00 PM

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

Operating

	April	May	June	July	August	September	October	November	December	January	February	March	Total
INCOME													
<u>Income</u>													
50000 Association Dues	16,568.00	20,096.57	22,615.96	17,453.32	18,376.00	21,585.95	0.00	0.00	0.00	0.00	0.00	0.00	116,695.80
50300 Late Fees	400.00	1,050.00	125.00	97.35	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	1,772.35
50305 Statement Fee	0.00	0.00	12.00	68.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
50310 Legal Fees	343.00	849.43	1,399.68	647.83	0.00	1,633.93	0.00	0.00	0.00	0.00	0.00	0.00	4,873.87
50350 Fine Income	0.00	0.00	25.00	125.00	25.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
50360 Misc Income	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
TOTAL Income	17,311.00	21,996.00	24,177.64	18,391.50	18,401.00	23,369.88	0.00	0.00	0.00	0.00	0.00	0.00	123,647.02
Other Income (Expense)													
50340 Interest Income-Checking	1.59	2.07	2.16	1.99	2.86	2.82	0.00	0.00	0.00	0.00	0.00	0.00	13.49
50345 Interest Income-Reserves	6.17	6.85	6.52	6.38	6.91	6.32	0.00	0.00	0.00	0.00	0.00	0.00	39.15
50900 Write off Prior Year Dues/fe	0.00	0.00	(150.00)	0.00	0.00	(4,466.88)	0.00	0.00	0.00	0.00	0.00	0.00	(4,616.88)
TOTAL Other Income (Expense)	7.76	8.92	(141.32)	8.37	9.77	(4,457.74)	0.00	0.00	0.00	0.00	0.00	0.00	(4,564.24)
TOTAL INCOME	17,318.76	22,004.92	24,036.32	18,399.87	18,410.77	18,912.14	0.00	0.00	0.00	0.00	0.00	0.00	119,082.78
EXPENSES													
<u>Administrative</u>													
60000 Management Fees	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	8,700.00
60100 Office Supplies	110.59	287.23	83.30	139.86	91.15	78.36	0.00	0.00	0.00	0.00	0.00	0.00	790.49
60200 Postage	56.67	8.23	92.16	15.09	13.70	20.63	0.00	0.00	0.00	0.00	0.00	0.00	206.48
60300 Accounting/Audits	0.00	0.00	0.00	0.00	750.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	754.00
60400 Legal Expense	95.00	650.86	2,172.98	0.00	22.50	1,902.00	0.00	0.00	0.00	0.00	0.00	0.00	4,843.34
60550 Statement Fees	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
60600 Misc Administrative Expens	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
60650 Printing	0.00	0.00	0.00	0.00	12.36	6.18	0.00	0.00	0.00	0.00	0.00	0.00	18.54
60700 Annual Filing Fees	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
TOTAL Administrative	1,762.26	2,446.32	3,798.44	1,604.95	2,339.71	3,481.17	0.00	0.00	0.00	0.00	0.00	0.00	15,432.85
<u>Grounds</u>													
63000 Lawn Service	0.00	3,984.16	0.00	4,384.16	3,384.16	3,384.16	0.00	0.00	0.00	0.00	0.00	0.00	15,136.64

GL Income Statement Annual Current

Tuesday, October 18, 2016 15:44

Transaction 9/1/2016 To 9/30/2016 11:59:00 PM

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

Operating

	April	May	June	July	August	September	October	November	December	January	February	March	Total
68100Major Concrete Project	0.00	0.00	0.00	0.00	0.00	12,290.00	0.00	0.00	0.00	0.00	0.00	0.00	12,290.00
TOTAL Reserve Capital Imp	0.00	0.00	0.00	0.00	0.00	12,290.00	0.00	0.00	0.00	0.00	0.00	0.00	12,290.00
TOTAL EXPENSES	14,166.61	23,449.50	17,894.91	24,986.04	19,770.37	37,204.63	0.00	0.00	0.00	0.00	0.00	0.00	137,472.06
Excess Revenue / Expense	3,152.15	(1,444.58)	6,141.41	(6,586.17)	(1,359.60)	(18,292.49)	0.00	0.00	0.00	0.00	0.00	0.00	(18,389.28)

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

GL Balance Sheet

Posted 03/31/2016

Assets

Cash & Cash Equivalents

Checking - Bank of Nevada	13,777.59
Reserve - Chase Bank	195,101.41
Petty Cash	500.00

<u>Total Cash & Cash Equivalents</u>	<u>209,379.00</u>
--	-------------------

Total Assets

209,379.00

Liabilities & Equity

Equity

Retained Earnings-Prior	182,378.96
Current Retained Earnings - Reserves	16,000.00
Current Retained Earnings-Ops	11,000.04

<u>Total Equity</u>	<u>209,379.00</u>
---------------------	-------------------

Total Liabilities & Equity

209,379.00

GL Income Statement Annual Current

Tuesday, April 5, 2016

11:49

Transaction 3/1/2016 to 3/31/2016 11:59:00 PM

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

Operating

	April	May	June	July	August	September	October	November	December	January	February	March	Total
INCOME													
<u>Income</u>													
50000 Association Dues	0.00	0.00	0.00	86,804.00	14,128.00	23,154.00	15,502.00	18,620.00	18,667.00	20,604.00	22,220.00	23,150.86	242,869.86
50300 Late Fees	0.00	0.00	0.00	0.00	0.00	200.00	600.00	250.00	200.00	560.00	890.00	725.00	3,425.00
50305 Statement Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
50310 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213.50	203.00	416.50
50350 Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	25.00	50.00	50.00	75.00	0.00	25.00	225.00
50360 Misc Income	0.00	0.00	0.00	36.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.75
TOTAL Income	0.00	0.00	0.00	86,840.75	14,128.00	23,354.00	16,137.00	18,920.00	18,937.00	21,239.00	23,323.50	24,103.86	246,983.11
<u>Other Income (Expense)</u>													
50340 Interest Income-Checking	0.00	0.00	0.00	0.85	1.82	2.32	1.17	1.05	1.10	1.04	1.36	1.52	12.23
50345 Interest Income-Reserves	0.00	0.00	0.00	0.00	0.00	25.88	25.24	15.59	6.35	14.04	7.11	6.56	100.77
50900 Write off Prior Year Dues/fe	0.00	0.00	0.00	0.00	0.00	(1.00)	0.00	0.00	0.00	0.00	(2.00)	0.00	(3.00)
TOTAL Other Income (Expense)	0.00	0.00	0.00	0.85	1.82	27.20	26.41	16.64	7.45	15.08	6.47	8.08	110.00
TOTAL INCOME	0.00	0.00	0.00	86,841.60	14,129.82	23,381.20	16,163.41	18,936.64	18,944.45	21,254.08	23,329.97	24,111.94	247,093.11
EXPENSES													
<u>Administrative</u>													
60000 Management Fees	0.00	0.00	0.00	1,111.80	2,900.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	14,161.80
60100 Office Supplies / Printing / (0.00	0.00	0.00	39.09	15.00	210.22	169.88	230.51	293.63	172.01	113.27	506.32	1,749.93
60200 Postage	0.00	0.00	0.00	0.00	96.06	22.76	36.26	36.11	72.09	82.68	15.84	91.06	452.86
60300 Accounting/Audits	0.00	0.00	0.00	2,200.00	0.00	0.00	750.00	250.00	0.00	0.00	0.00	0.00	3,200.00
60400 Legal Expense	0.00	0.00	0.00	122.50	0.00	0.00	0.00	720.00	0.00	0.00	420.00	2,220.00	3,482.50
60500 Bank Service Charges	0.00	0.00	0.00	0.00	0.00	46.00	12.00	12.00	0.00	4.00	0.00	0.00	74.00
60550 Statement Fees	0.00	0.00	0.00	0.00	0.00	0.00	60.00	40.00	55.00	0.00	0.00	0.00	155.00
60600 Misc Administrative Expens	0.00	0.00	0.00	41.00	0.00	720.00	0.00	75.00	1,248.35	0.00	52.00	0.00	2,136.35
60650 Printing	0.00	0.00	0.00	0.00	157.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.15
TOTAL Administrative	0.00	0.00	0.00	3,514.39	3,188.21	2,448.98	2,478.14	2,813.62	3,119.07	1,708.69	2,051.11	4,267.38	25,569.59
<u>Grounds</u>													
63000 Lawn Service	0.00	0.00	0.00	6,980.00	1,653.00	7,660.00	2,900.00	2,320.00	4,040.00	0.00	0.00	0.00	25,553.00

GL Income Statement Annual Current

Tuesday, April 5, 2016

11:49

Transaction 3/1/2016 to 3/31/2016 11:59:00 PM

HIDDEN MEADOWS CONDOMINIUM ASSOCIATION

Operating

	April	May	June	July	August	September	October	November	December	January	February	March	Total
67000 Taxes / Other	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
TOTAL Taxes	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
TOTAL EXPENSES	0.00	0.00	0.00	80,231.37	26,081.90	43,403.83	(13,452.41)	18,572.94	22,957.52	17,915.19	17,930.54	22,452.19	236,093.07
Excess Revenue / Expense	0.00	0.00	0.00	6,610.23	(11,952.08)	(20,022.63)	29,615.82	363.70	(4,013.07)	3,338.89	5,399.43	1,659.75	11,000.04