

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Balance Sheet as of 11/30/2022

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>CURRENT ASSETS</b>			
OPERATING CHECKING - PACIFIC PREMIER	\$55,619.36		\$55,619.36
OPERATING CHECKING - ICS BANK	\$50,227.75		\$50,227.75
RESERVES - PACIFIC PREMIER		\$180,619.92	\$180,619.92
RESERVES-ICS BANK		\$1.36	\$1.36
RESERVES - FIRST NAT'L/SUNFLOWER MM		\$228,884.75	\$228,884.75
RESERVES - FIRST WESTERN TRUST		\$221,237.67	\$221,237.67
RESERVES - UBS		\$106,228.74	\$106,228.74
ACCOUNTS RECEIVABLE-OWNERS	\$1,229.49		\$1,229.49
<b>Total CURRENT ASSETS</b>	<b>\$107,076.60</b>	<b>\$736,972.44</b>	<b>\$844,049.04</b>
<b>FIXED ASSETS</b>			
SECURITY VEHICLES - BRONCO	\$42,017.44		\$42,017.44
ACCUM DEPR- BRONCO	(\$6,302.61)		(\$6,302.61)
<b>Total FIXED ASSETS</b>	<b>\$35,714.83</b>		<b>\$35,714.83</b>
<b>OTHER ASSETS</b>			
DUE FROM RESERVES	\$173,025.94		\$173,025.94
<b>Total OTHER ASSETS</b>	<b>\$173,025.94</b>		<b>\$173,025.94</b>
<b>Total Assets</b>	<b>\$315,817.37</b>	<b>\$736,972.44</b>	<b>\$1,052,789.81</b>
<b>Liabilities / Equity</b>			
<b>CURRENT LIABILITIES</b>			
ACCOUNTS PAY-OTHER	\$963.82		\$963.82
PREPAID ASSESSMENTS	\$25,542.04		\$25,542.04
SPECIAL ASSESSMENT DEPOSITS FOR ROADS		\$10,825.94	\$10,825.94
DUE TO OPERATING		\$173,025.94	\$173,025.94
<b>Total CURRENT LIABILITIES</b>	<b>\$26,505.86</b>	<b>\$183,851.88</b>	<b>\$210,357.74</b>
<b>EQUITY</b>			
OPERATING FUND EQUITY	\$264,162.99		\$264,162.99
RESERVE FUND EQUITY		\$595,977.52	\$595,977.52
NET INCOME (LOSS)	\$25,148.52	(\$42,856.96)	(\$17,708.44)
<b>Total EQUITY</b>	<b>\$289,311.51</b>	<b>\$553,120.56</b>	<b>\$842,432.07</b>
<b>Total Liabilities / Equity</b>	<b>\$315,817.37</b>	<b>\$736,972.44</b>	<b>\$1,052,789.81</b>

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>REVENUE</b>							
400000 - ASSESSMENTS	56,016.00	56,016.17	(.17)	616,175.57	616,177.87	(2.30)	672,194.00
405010 - LATE FEE INCOME	200.00	-	200.00	600.00	-	600.00	-
405015 - LATE FEE INTEREST INCOME	14.25	-	14.25	68.94	-	68.94	-
405021 - LEGAL FEES -BILLED TO H/O	-	-	-	2,560.00	-	2,560.00	-
405049 - RETURN PAYMENT FEE	-	-	-	20.00	-	20.00	-
405051 - BANK CHARGE FEE	-	-	-	10.00	-	10.00	-
405080 - LANDSCAPE DESIGN REVIEW FEE	-	683.33	(683.33)	17,139.00	7,516.63	9,622.37	8,200.00
410030 - PARKING SPACE INCOME	-	-	-	24,000.00	24,000.00	-	24,000.00
480007 - STORM DRAIN ASSESSMENT	5,000.05	5,000.00	.05	55,000.55	55,000.00	.55	60,000.00
480008 - IRRIGATION ASSESSMENT	1,499.98	1,500.00	(.02)	16,499.78	16,500.00	(.22)	18,000.00
490000 - INTEREST -OPERATING	7.62	8.33	(.71)	19.39	91.63	(72.24)	100.00
<b>Total REVENUE</b>	<b>62,737.90</b>	<b>63,207.83</b>	<b>(469.93)</b>	<b>732,093.23</b>	<b>719,286.13</b>	<b>12,807.10</b>	<b>782,494.00</b>
<b>Total Income</b>	<b>62,737.90</b>	<b>63,207.83</b>	<b>(469.93)</b>	<b>732,093.23</b>	<b>719,286.13</b>	<b>12,807.10</b>	<b>782,494.00</b>

## Operating Expense

### ADMINISTRATIVE EXPENSE

500000 - MANAGEMENT	9,384.50	9,416.67	32.17	101,628.85	103,583.37	1,954.52	113,000.00
502000 - LEGAL-GENERAL	-	5,208.33	5,208.33	107,793.80	57,291.63	(50,502.17)	62,500.00
502055 - LEGAL EXPENSES BILLED TO H/O	-	-	-	2,560.00	-	(2,560.00)	-
502056 - BANK RETURN FEE	-	-	-	25.00	-	(25.00)	-
502500 - LATE FEE EXPENSE	20.00	-	(20.00)	145.00	-	(145.00)	-
502540 - NSF & SHORT CHECK FEES	-	-	-	20.00	-	(20.00)	-
503000 - INSURANCE	2,751.82	880.00	(1,871.82)	41,520.66	16,020.00	(25,500.66)	16,900.00
504000 - AUDIT & TAX EXPENSE	-	-	-	3,379.00	400.00	(2,979.00)	400.00
507000 - ADMINISTRATIVE EXPENSE	118.35	200.00	81.65	2,762.00	4,300.00	1,538.00	4,800.00
510000 - SOCIAL	-	1,000.00	1,000.00	-	2,000.00	2,000.00	2,000.00
511010 - PROFESSIONAL SERVICES ACC	-	233.33	233.33	1,445.00	2,566.63	1,121.63	2,800.00
512000 - ACC EXPENSES BILLED H/O	-	683.33	683.33	17,402.00	7,516.63	(9,885.37)	8,200.00
513000 - BAD DEBT EXPENSE	-	-	-	1.72	-	(1.72)	-
515000 - WEB SITE EXPENSE	-	-	-	225.00	300.00	75.00	300.00
545000 - MISCELLANEOUS EXPENSE	84.33	-	(84.33)	2,364.33	-	(2,364.33)	-
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>12,359.00</b>	<b>17,621.66</b>	<b>5,262.66</b>	<b>281,272.36</b>	<b>193,978.26</b>	<b>(87,294.10)</b>	<b>210,900.00</b>

### GROUNDS MAINTENANCE

700000 - GROUNDS / COMMON AREA MAINTENANCE	1,914.93	1,500.00	(414.93)	18,982.28	18,850.00	(132.28)	20,350.00
700050 - STORM DRAIN MAINTENANCE	-	-	-	-	2,000.00	2,000.00	2,000.00
703010 - SPRINKLER REPAIRS	-	40.00	40.00	615.00	690.00	75.00	690.00
704035 - TREE MAINTENANCE	-	-	-	6,976.00	3,000.00	(3,976.00)	3,000.00
704540 - SIGNAGE	-	50.00	50.00	217.40	500.00	282.60	500.00
706000 - SNOW REMOVAL	-	-	-	6,344.46	4,900.00	(1,444.46)	5,600.00

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
707500 - STREET & SIDEWALK MAINTENANCE	-	100.00	100.00	1,355.20	4,300.00	2,944.80	5,500.00
730010 - GATE MAINTENANCE/OPERATION	-	50.00	50.00	969.00	550.00	(419.00)	650.00
740000 - SEWER LINE REPAIR AND MAINT.	-	83.33	83.33	867.02	916.63	49.61	1,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>1,914.93</b>	<b>1,823.33</b>	<b>(91.60)</b>	<b>36,326.36</b>	<b>35,706.63</b>	<b>(619.73)</b>	<b>39,290.00</b>
<b>UTILITIES</b>							
900021 - ELECTRIC PUMPS & LIGHTS	2,542.13	2,300.00	(242.13)	18,551.12	18,000.00	(551.12)	18,900.00
900022 - STORM DRAIN EXPENSE	30,482.52	30,000.00	(482.52)	62,726.20	60,000.00	(2,726.20)	60,000.00
901040 - IRRIGATION WATER EXPENSES	7,651.38	2,500.00	(5,151.38)	28,946.22	15,500.00	(13,446.22)	18,000.00
<b>Total UTILITIES</b>	<b>40,676.03</b>	<b>34,800.00</b>	<b>(5,876.03)</b>	<b>110,223.54</b>	<b>93,500.00</b>	<b>(16,723.54)</b>	<b>96,900.00</b>
<b>WELL WATER IRRIGATION EXPENSES</b>							
901050 - IRRIGATION REPAIR	-	-	-	-	1,000.00	1,000.00	1,000.00
901051 - IRRIGATION MAINT. CONTRACT	1,900.00	2,000.00	100.00	11,400.00	14,000.00	2,600.00	16,000.00
901052 - IRRIGATION MAINT/LOCATES	33.80	100.00	66.20	1,382.22	1,400.00	17.78	1,500.00
901060 - PUMP REPAIR	-	200.00	200.00	4,863.46	1,300.00	(3,563.46)	1,500.00
901070 - MISC. IRRIGATION EXPENSE	-	100.00	100.00	975.00	600.00	(375.00)	700.00
<b>Total WELL WATER IRRIGATION EXPENSES</b>	<b>1,933.80</b>	<b>2,400.00</b>	<b>466.20</b>	<b>18,620.68</b>	<b>18,300.00</b>	<b>(320.68)</b>	<b>20,700.00</b>
<b>SECURITY EXPENSES</b>							
950000 - PAYROLL/GROSS WAGES	-	26,500.00	26,500.00	159,060.26	291,500.00	132,439.74	323,020.00
952010 - MEDICARE	-	388.67	388.67	2,313.11	4,275.37	1,962.26	4,664.00
952020 - SOCIAL SECURITY	-	1,591.67	1,591.67	9,890.62	17,508.37	7,617.75	19,100.00
952030 - STATE UNEMPLOYMENT	-	176.67	176.67	1,414.37	1,943.37	529.00	2,120.00
952040 - FEDERAL UNEMPLOYMENT	-	66.92	66.92	564.82	736.12	171.30	803.00
952050 - DENVER OCCUPATIONAL TAX	-	144.58	144.58	465.75	1,590.38	1,124.63	1,735.00
954000 - WORKERS COMPENSATION	-	2,200.00	2,200.00	5,119.00	15,172.00	10,053.00	17,372.00
956000 - PAYROLL SERVICE (COPAC)	-	70.00	70.00	754.05	930.00	175.95	1,000.00
956060 - SECURITY EXPENSE	25,578.28	-	(25,578.28)	184,429.52	-	(184,429.52)	-
956064 - DEPRECIATION EXP - TUCSON	4,614.53	-	(4,614.53)	19,080.78	-	(19,080.78)	-
956065 - DEPRECIATION EXP - BRONCO	700.29	-	(700.29)	6,302.61	-	(6,302.61)	-
956070 - SECURITY AUTO EXPENSES	1,133.14	875.00	(258.14)	11,914.20	9,625.00	(2,289.20)	10,500.00
956075 - LOSS ON TUCSON DISPOSAL	(4,614.53)	-	4,614.53	-	-	-	-
956090 - SECURITY AUTO EXPENSE-REPAIRS	180.00	250.00	70.00	11,461.68	2,750.00	(8,711.68)	3,000.00
957020 - SECURITY MISC EXPENSE	108.98	100.00	(8.98)	1,829.58	6,300.00	4,470.42	6,400.00
957025 - SECURITY TELEPHONE	91.05	82.50	(8.55)	927.36	907.50	(19.86)	990.00
<b>Total SECURITY EXPENSES</b>	<b>27,791.74</b>	<b>32,446.01</b>	<b>4,654.27</b>	<b>415,527.71</b>	<b>353,238.11</b>	<b>(62,289.60)</b>	<b>390,704.00</b>
<b>OTHER INCOME AND EXPENSES</b>							
960000 - OTHER INCOME REIMBURSED ATTORNEY FEES LOT DISPUTE	(261,490.42)	-	261,490.42	(261,490.42)	-	261,490.42	-
960010 - ATTORNEY FEES EXPENSE LOT DISPUTE	88,464.48	-	(88,464.48)	88,464.48	-	(88,464.48)	-
<b>Total OTHER INCOME AND EXPENSES</b>	<b>(173,025.94)</b>	<b>-</b>	<b>173,025.94</b>	<b>(173,025.94)</b>	<b>-</b>	<b>173,025.94</b>	<b>-</b>

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>RESERVE ADDITIONS</b>							
970000 - TRANSFERS TO RESERVES	-	2,000.00	2,000.00	18,000.00	22,000.00	4,000.00	24,000.00
<b>Total RESERVE ADDITIONS</b>	-	<b>2,000.00</b>	<b>2,000.00</b>	<b>18,000.00</b>	<b>22,000.00</b>	<b>4,000.00</b>	<b>24,000.00</b>
<b>Total Expense</b>	<b>(88,350.44)</b>	<b>91,091.00</b>	<b>179,441.44</b>	<b>706,944.71</b>	<b>716,723.00</b>	<b>9,778.29</b>	<b>782,494.00</b>
<b>Operating Net Total</b>	<b>151,088.34</b>	<b>(27,883.17)</b>	<b>178,971.51</b>	<b>25,148.52</b>	<b>2,563.13</b>	<b>22,585.39</b>	<b>-</b>

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## Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>OTHER REVENUE</b>							
983010 - OWNER ADMIN FEES INCOME	-	416.67	(416.67)	10,000.00	4,583.37	5,416.63	5,000.00
983095 - OTHER INCOME - REIMBURSED ATTORNEY FEES	(261,490.42)	-	(261,490.42)	-	-	-	-
<b>Total OTHER REVENUE</b>	<b>(261,490.42)</b>	<b>416.67</b>	<b>(261,907.09)</b>	<b>10,000.00</b>	<b>4,583.37</b>	<b>5,416.63</b>	<b>5,000.00</b>
<b>RESERVE REVENUE</b>							
987010 - INTEREST INCOME - RESERVES	116.80	41.67	75.13	436.26	458.37	(22.11)	500.00
988000 - TRANSFERS FROM OPERATING	-	2,000.00	(2,000.00)	18,000.00	22,000.00	(4,000.00)	24,000.00
<b>Total RESERVE REVENUE</b>	<b>116.80</b>	<b>2,041.67</b>	<b>(1,924.87)</b>	<b>18,436.26</b>	<b>22,458.37</b>	<b>(4,022.11)</b>	<b>24,500.00</b>
<b>Total Income</b>	<b>(261,373.62)</b>	<b>2,458.34</b>	<b>(263,831.96)</b>	<b>28,436.26</b>	<b>27,041.74</b>	<b>1,394.52</b>	<b>29,500.00</b>
<b>Reserve Expense</b>							
<b>RESERVE EXPENSES</b>							
990001 - RES EXP - BANK FEES	-	12.50	12.50	42.00	137.50	95.50	150.00
991020 - RES EXP- ROAD DRAINAGE PROJECT	-	-	-	3,880.00	-	(3,880.00)	-
995020 - RES EXP- ATTORNEY FEES	(88,464.48)	-	88,464.48	-	-	-	-
996540 - RES EXP- SURVEILLANCE SYSTEM	22,991.75	-	(22,991.75)	29,366.75	-	(29,366.75)	-
997530 - RES EXP- SEWER	-	-	-	19,617.33	15,000.00	(4,617.33)	15,000.00
998015 - RES EXP- LANDSCAPING RENOVATIONS	-	-	-	4,385.00	-	(4,385.00)	-
998050 - RES EXP- IRRIGATION REPAIRS/MAINTENANCE	-	2,000.00	2,000.00	14,002.14	14,000.00	(2.14)	15,000.00
<b>Total RESERVE EXPENSES</b>	<b>(65,472.73)</b>	<b>2,012.50</b>	<b>67,485.23</b>	<b>71,293.22</b>	<b>29,137.50</b>	<b>(42,155.72)</b>	<b>30,150.00</b>
<b>Total Expense</b>	<b>(65,472.73)</b>	<b>2,012.50</b>	<b>67,485.23</b>	<b>71,293.22</b>	<b>29,137.50</b>	<b>(42,155.72)</b>	<b>30,150.00</b>
<b>Reserve Net Total</b>	<b>(195,900.89)</b>	<b>445.84</b>	<b>(196,346.73)</b>	<b>(42,856.96)</b>	<b>(2,095.76)</b>	<b>(40,761.20)</b>	<b>(650.00)</b>
<b>Net Total</b>	<b>(44,812.55)</b>	<b>(27,437.33)</b>	<b>(17,375.22)</b>	<b>(17,708.44)</b>	<b>467.37</b>	<b>(18,175.81)</b>	<b>(650.00)</b>