

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Balance Sheet as of 12/31/2022

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>CURRENT ASSETS</b>			
OPERATING CHECKING - PACIFIC PREMIER	\$242,025.80		\$242,025.80
OPERATING CHECKING - ICS BANK	\$50,245.47		\$50,245.47
RESERVES - PACIFIC PREMIER		\$7,606.64	\$7,606.64
RESERVES - FIRST NAT'L/SUNFLOWER MM		\$228,894.47	\$228,894.47
RESERVES - FIRST WESTERN TRUST		\$221,312.84	\$221,312.84
RESERVES - UBS		\$96,708.17	\$96,708.17
ACCOUNTS RECEIVABLE-OWNERS	\$1,633.83		\$1,633.83
<b>Total CURRENT ASSETS</b>	<b>\$293,905.10</b>	<b>\$554,522.12</b>	<b>\$848,427.22</b>
<b>FIXED ASSETS</b>			
SECURITY VEHICLES - BRONCO	\$42,017.44		\$42,017.44
ACCUM DEPR- BRONCO	(\$7,002.90)		(\$7,002.90)
<b>Total FIXED ASSETS</b>	<b>\$35,014.54</b>		<b>\$35,014.54</b>
<b>Total Assets</b>	<b>\$328,919.64</b>	<b>\$554,522.12</b>	<b>\$883,441.76</b>
<b>Liabilities / Equity</b>			
<b>CURRENT LIABILITIES</b>			
ACCOUNTS PAY-OTHER	\$2,041.92		\$2,041.92
PREPAID ASSESSMENTS	\$51,749.33		\$51,749.33
SPECIAL ASSESSMENT DEPOSITS FOR ROADS		\$10,825.94	\$10,825.94
ACCRUED EXPENSES	\$16,492.00		\$16,492.00
<b>Total CURRENT LIABILITIES</b>	<b>\$70,283.25</b>	<b>\$10,825.94</b>	<b>\$81,109.19</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)	(\$5,526.60)	(\$52,281.34)	(\$57,807.94)
<b>Total EQUITY</b>	<b>\$258,636.39</b>	<b>\$543,696.18</b>	<b>\$802,332.57</b>
<b>Total Liabilities / Equity</b>	<b>\$328,919.64</b>	<b>\$554,522.12</b>	<b>\$883,441.76</b>

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	56,016.13	(.13)	672,191.57	672,194.00	(2.43)	672,194.00
405010 - LATE FEE INCOME	200.00	-	200.00	800.00	-	800.00	-
405015 - LATE FEE INTEREST INCOME	7.76	-	7.76	76.70	-	76.70	-
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	946.00	683.37	262.63	18,085.00	8,200.00	9,885.00	8,200.00
410030 - PARKING SPACE INCOME	-	-	-	24,000.00	24,000.00	-	24,000.00
470052 - CERTIFIED MAILINGS HB22-1137	25.00	-	25.00	25.00	-	25.00	-
480007 - STORM DRAIN ASSESSMENT	5,000.05	5,000.00	.05	60,000.60	60,000.00	.60	60,000.00
480008 - IRRIGATION ASSESSMENT	1,499.98	1,500.00	(.02)	17,999.76	18,000.00	(.24)	18,000.00
490000 - INTEREST-OPERATING	17.72	8.37	9.35	37.11	100.00	(62.89)	100.00
<b>Total REVENUE</b>	<b>63,712.51</b>	<b>63,207.87</b>	<b>504.64</b>	<b>795,805.74</b>	<b>782,494.00</b>	<b>13,311.74</b>	<b>782,494.00</b>
<b>Total Income</b>	<b>63,712.51</b>	<b>63,207.87</b>	<b>504.64</b>	<b>795,805.74</b>	<b>782,494.00</b>	<b>13,311.74</b>	<b>782,494.00</b>

## Operating Expense

### ADMINISTRATIVE EXPENSE

500000 - MANAGEMENT	9,478.05	9,416.63	(61.42)	111,106.90	113,000.00	1,893.10	113,000.00
502000 - LEGAL-GENERAL	16,562.93	5,208.37	(11,354.56)	124,356.73	62,500.00	(61,856.73)	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)	165.00	-	(165.00)	-
502540 - NSF & SHORT CHECK FEES	-	-	-	20.00	-	(20.00)	-
503000 - INSURANCE	-	880.00	880.00	41,520.66	16,900.00	(24,620.66)	16,900.00
504000 - AUDIT & TAX EXPENSE	-	-	-	3,379.00	400.00	(2,979.00)	400.00
507000 - ADMINISTRATIVE EXPENSE	541.86	500.00	(41.86)	3,303.86	4,800.00	1,496.14	4,800.00
510000 - SOCIAL	-	-	-	-	2,000.00	2,000.00	2,000.00
511010 - PROFESSIONAL SERVICES ACC	578.00	233.37	(344.63)	2,023.00	2,800.00	777.00	2,800.00
512000 - ACC EXPENSES BILLED H/O	683.00	683.37	.37	18,085.00	8,200.00	(9,885.00)	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	-	-	-	2,364.33	-	(2,364.33)	-
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>27,863.84</b>	<b>16,921.74</b>	<b>(10,942.10)</b>	<b>309,136.20</b>	<b>210,900.00</b>	<b>(98,236.20)</b>	<b>210,900.00</b>

### GROUNDS MAINTENANCE

700000 - GROUNDS / COMMON AREA MAINTENANCE	645.00	1,500.00	855.00	19,627.28	20,350.00	722.72	20,350.00
700050 - STORM DRAIN MAINTENANCE	-	-	-	-	2,000.00	2,000.00	2,000.00
703010 - SPRINKLER REPAIRS	-	-	-	615.00	690.00	75.00	690.00
704035 - TREE MAINTENANCE	437.50	-	(437.50)	7,413.50	3,000.00	(4,413.50)	3,000.00
704540 - SIGNAGE	-	-	-	217.40	500.00	282.60	500.00

# POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
706000 - SNOW REMOVAL	968.00	700.00	(268.00)	7,312.46	5,600.00	(1,712.46)	5,600.00
707500 - STREET & SIDEWALK MAINTENANCE	811.20	1,200.00	388.80	2,166.40	5,500.00	3,333.60	5,500.00
730010 - GATE MAINTENANCE/OPERATION	189.00	100.00	(89.00)	1,158.00	650.00	(508.00)	650.00
740000 - SEWER LINE REPAIR AND MAINT.	-	83.37	83.37	867.02	1,000.00	132.98	1,000.00
<b>Total GROUNDS MAINTENANCE</b>	<b>3,050.70</b>	<b>3,583.37</b>	<b>532.67</b>	<b>39,377.06</b>	<b>39,290.00</b>	<b>(87.06)</b>	<b>39,290.00</b>
<b>UTILITIES</b>							
900021 - ELECTRIC PUMPS & LIGHTS	312.53	900.00	587.47	18,863.65	18,900.00	36.35	18,900.00
900022 - STORM DRAIN EXPENSE	-	-	-	62,726.20	60,000.00	(2,726.20)	60,000.00
901040 - IRRIGATION WATER EXPENSES	-	2,500.00	2,500.00	28,946.22	18,000.00	(10,946.22)	18,000.00
<b>Total UTILITIES</b>	<b>312.53</b>	<b>3,400.00</b>	<b>3,087.47</b>	<b>110,536.07</b>	<b>96,900.00</b>	<b>(13,636.07)</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	3,800.00	2,000.00	(1,800.00)	15,200.00	16,000.00	800.00	16,000.00
901052 - IRRIGATION MAINT/LOCATES	41.60	100.00	58.40	1,423.82	1,500.00	76.18	1,500.00
901060 - PUMP REPAIR	-	200.00	200.00	4,863.46	1,500.00	(3,363.46)	1,500.00
901070 - MISC. IRRIGATION EXPENSE	-	100.00	100.00	975.00	700.00	(275.00)	700.00
<b>Total WELL WATER IRRIGATION EXPENSES</b>	<b>3,841.60</b>	<b>2,400.00</b>	<b>(1,441.60)</b>	<b>22,462.28</b>	<b>20,700.00</b>	<b>(1,762.28)</b>	<b>20,700.00</b>
<b>SECURITY EXPENSES</b>							
950000 - PAYROLL/GROSS WAGES	-	31,520.00	31,520.00	159,060.26	323,020.00	163,959.74	323,020.00
952010 - MEDICARE	-	388.63	388.63	2,313.11	4,664.00	2,350.89	4,664.00
952020 - SOCIAL SECURITY	-	1,591.63	1,591.63	9,890.62	19,100.00	9,209.38	19,100.00
952030 - STATE UNEMPLOYMENT	-	176.63	176.63	1,414.37	2,120.00	705.63	2,120.00
952040 - FEDERAL UNEMPLOYMENT	-	66.88	66.88	564.82	803.00	238.18	803.00
952050 - DENVER OCCUPATIONAL TAX	-	144.62	144.62	465.75	1,735.00	1,269.25	1,735.00
954000 - WORKERS COMPENSATION	-	2,200.00	2,200.00	5,119.00	17,372.00	12,253.00	17,372.00
956000 - PAYROLL SERVICE (COPAC)	-	70.00	70.00	754.05	1,000.00	245.95	1,000.00
956060 - SECURITY EXPENSE	51,055.26	-	(51,055.26)	235,484.78	-	(235,484.78)	-
956064 - DEPRECIATION EXP - TUCSON	-	-	-	19,080.78	-	(19,080.78)	-
956065 - DEPRECIATION EXP - BRONCO	700.29	-	(700.29)	7,002.90	-	(7,002.90)	-
956070 - SECURITY AUTO EXPENSES	842.82	875.00	32.18	12,757.02	10,500.00	(2,257.02)	10,500.00
956090 - SECURITY AUTO EXPENSE-REPAIRS	629.66	250.00	(379.66)	12,091.34	3,000.00	(9,091.34)	3,000.00
957020 - SECURITY MISC EXPENSE	-	100.00	100.00	1,829.58	6,400.00	4,570.42	6,400.00
957025 - SECURITY TELEPHONE	90.93	82.50	(8.43)	1,018.29	990.00	(28.29)	990.00
<b>Total SECURITY EXPENSES</b>	<b>53,318.96</b>	<b>37,465.89</b>	<b>(15,853.07)</b>	<b>468,846.67</b>	<b>390,704.00</b>	<b>(78,142.67)</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	-
960010 - ATTORNEY FEES EXPENSE LOT DISPUTE	-	-	-	88,464.48	-	(88,464.48)	-
<b>Total OTHER INCOME AND EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(173,025.94)</b>	<b>-</b>	<b>173,025.94</b>	<b>-</b>

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## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	6,000.00	2,000.00	(4,000.00)	24,000.00	24,000.00	-	24,000.00
<b>Total RESERVE ADDITIONS</b>	<b>6,000.00</b>	<b>2,000.00</b>	<b>(4,000.00)</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>-</b>	<b>24,000.00</b>
<b>Total Expense</b>	<b>94,387.63</b>	<b>65,771.00</b>	<b>(28,616.63)</b>	<b>801,332.34</b>	<b>782,494.00</b>	<b>(18,838.34)</b>	<b>782,494.00</b>
<b>Operating Net Total</b>	<b>(30,675.12)</b>	<b>(2,563.13)</b>	<b>(28,111.99)</b>	<b>(5,526.60)</b>	<b>-</b>	<b>(5,526.60)</b>	<b>-</b>

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## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	-	416.63	(416.63)	10,000.00	5,000.00	5,000.00	5,000.00
<b>Total OTHER REVENUE</b>	<b>-</b>	<b>416.63</b>	<b>(416.63)</b>	<b>10,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>
<b>RESERVE REVENUE</b>							
987010 - INTEREST INCOME - RESERVES	100.62	41.63	58.99	536.88	500.00	36.88	500.00
988000 - TRANSFERS FROM OPERATING	6,000.00	2,000.00	4,000.00	24,000.00	24,000.00	-	24,000.00
<b>Total RESERVE REVENUE</b>	<b>6,100.62</b>	<b>2,041.63</b>	<b>4,058.99</b>	<b>24,536.88</b>	<b>24,500.00</b>	<b>36.88</b>	<b>24,500.00</b>
<b>Total Income</b>	<b>6,100.62</b>	<b>2,458.26</b>	<b>3,642.36</b>	<b>34,536.88</b>	<b>29,500.00</b>	<b>5,036.88</b>	<b>29,500.00</b>
<b>Reserve Expense</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
507070 - BANK CHARGES	175.00	-	(175.00)	175.00	-	(175.00)	-
<b>Total ADMINISTRATIVE EXPENSE</b>	<b>175.00</b>	<b>-</b>	<b>(175.00)</b>	<b>175.00</b>	<b>-</b>	<b>(175.00)</b>	<b>-</b>
<b>RESERVE EXPENSES</b>							
990001 - RES EXP - BANK FEES	-	12.50	12.50	42.00	150.00	108.00	150.00
991020 - RES EXP- ROAD DRAINAGE PROJECT	-	-	-	3,880.00	-	(3,880.00)	-
996540 - RES EXP- SURVEILLANCE SYSTEM	-	-	-	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	15,350.00	1,000.00	(14,350.00)	29,352.14	15,000.00	(14,352.14)	15,000.00
<b>Total RESERVE EXPENSES</b>	<b>15,350.00</b>	<b>1,012.50</b>	<b>(14,337.50)</b>	<b>86,643.22</b>	<b>30,150.00</b>	<b>(56,493.22)</b>	<b>30,150.00</b>
<b>Total Expense</b>	<b>15,525.00</b>	<b>1,012.50</b>	<b>(14,512.50)</b>	<b>86,818.22</b>	<b>30,150.00</b>	<b>(56,668.22)</b>	<b>30,150.00</b>
<b>Reserve Net Total</b>	<b>(9,424.38)</b>	<b>1,445.76</b>	<b>(10,870.14)</b>	<b>(52,281.34)</b>	<b>(650.00)</b>	<b>(51,631.34)</b>	<b>(650.00)</b>
<b>Net Total</b>	<b>(40,099.50)</b>	<b>(1,117.37)</b>	<b>(38,982.13)</b>	<b>(57,807.94)</b>	<b>(650.00)</b>	<b>(57,157.94)</b>	<b>(650.00)</b>