

**Balance Sheet Report  
Country Club Ridge  
Operating**

As of December 31, 2021

	<u>Balance Dec 31, 2021</u>	<u>Balance Nov 30, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - UB OPER #8751	14,648.29	12,055.53	2,592.76
1650 - Due To/From Reserves	(5,000.00)	(5,000.00)	0.00
<b>Total Operating Funds</b>	<b>9,648.29</b>	<b>7,055.53</b>	<b>2,592.76</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	7,652.12	6,734.21	917.91
1525 - Accounts Receivable Other	30.00	0.00	30.00
<b>Total Accounts Receivable</b>	<b>7,682.12</b>	<b>6,734.21</b>	<b>947.91</b>
<b>Total Assets</b>	<b>17,330.41</b>	<b>13,789.74</b>	<b>3,540.67</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	0.00	(30.00)	30.00
<b>Total Accounts Payable</b>	<b>0.00</b>	<b>(30.00)</b>	<b>30.00</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	4,966.43	0.00	4,966.43
<b>Total Accrued Expenses</b>	<b>4,966.43</b>	<b>0.00</b>	<b>4,966.43</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	7,949.07	4,803.62	3,145.45
<b>Total Prepaid Assessments</b>	<b>7,949.07</b>	<b>4,803.62</b>	<b>3,145.45</b>
<b>Total Liabilities</b>	<b>12,915.50</b>	<b>4,773.62</b>	<b>8,141.88</b>

**Balance Sheet Report  
Country Club Ridge  
Operating**

As of December 31, 2021

	<u>Balance Dec 31, 2021</u>	<u>Balance Nov 30, 2021</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	(26,650.83)	(26,650.83)	0.00
3005 - Equity Adjustments - Prior Periods	2,365.48	2,365.48	0.00
3100 - Working Capital	20,330.00	20,330.00	0.00
3278 - Initial Working Capital - Current Yr	100.00	100.00	0.00
<b>Total Owners Equity</b>	<u><b>(3,855.35)</b></u>	<u><b>(3,855.35)</b></u>	<u><b>0.00</b></u>
<b>Total Owners' Equity</b>	<u><b>(3,855.35)</b></u>	<u><b>(3,855.35)</b></u>	<u><b>0.00</b></u>
<b>Operating Income / (Loss)</b>	<u><b>8,270.26</b></u>	<u><b>12,871.47</b></u>	<u><b>(4,601.21)</b></u>
<b>Total Liabilities and Owner Equity</b>	<u><u><b>17,330.41</b></u></u>	<u><u><b>13,789.74</b></u></u>	<u><u><b>3,540.67</b></u></u>

## Balance Sheet Report Country Club Ridge Reserves

As of December 31, 2021

	<u>Balance Dec 31, 2021</u>	<u>Balance Nov 30, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1311 - US Bank CD 12/30/22	31,687.76	31,687.76	0.00
1312 - Colorado Bond Shares	79,458.43	77,234.44	2,223.99
1313 - Asset Mark	186,619.33	172,176.92	14,442.41
1325 - UB RSRV #7726	5,160.24	3,496.72	1,663.52
1651 - Due To/From Operating	5,000.00	5,000.00	0.00
<b>Total Reserve Funds</b>	<b><u>307,925.76</u></b>	<b><u>289,595.84</u></b>	<b><u>18,329.92</u></b>
<b>Total Assets</b>	<b><u>307,925.76</u></b>	<b><u>289,595.84</u></b>	<b><u>18,329.92</u></b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	323,747.84	323,747.84	0.00
3456 - Unrealized Gain/Loss on investments	(2,255.65)	(2,255.65)	0.00
<b>Total Owners Equity</b>	<b><u>321,492.19</u></b>	<b><u>321,492.19</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>321,492.19</u></b>	<b><u>321,492.19</u></b>	<b><u>0.00</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>(13,566.43)</u></b>	<b><u>(31,896.35)</u></b>	<b><u>18,329.92</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>307,925.76</u></b>	<b><u>289,595.84</u></b>	<b><u>18,329.92</u></b>

# Income Statement Report Country Club Ridge Operating

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	16,640.00	16,640.00	0.00	197,127.00	199,232.00	(2,105.00)	199,232.00	2,105.00
<b>Total Assessment Income</b>	<b>16,640.00</b>	<b>16,640.00</b>	<b>0.00</b>	<b>197,127.00</b>	<b>199,232.00</b>	<b>(2,105.00)</b>	<b>199,232.00</b>	<b>2,105.00</b>
<b>Collections Income</b>								
4700 - Collection Processing Fees	100.00	0.00	100.00	690.00	0.00	690.00	0.00	(690.00)
4705 - NSF Service Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
4710 - Late Fees & Interest	329.39	0.00	329.39	3,068.79	0.00	3,068.79	0.00	(3,068.79)
<b>Total Collections Income</b>	<b>429.39</b>	<b>0.00</b>	<b>429.39</b>	<b>3,818.79</b>	<b>0.00</b>	<b>3,818.79</b>	<b>0.00</b>	<b>(3,818.79)</b>
<b>Other Income</b>								
4820 - Insurance Settlement Gains	0.00	0.00	0.00	301.30	0.00	301.30	0.00	(301.30)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>301.30</b>	<b>0.00</b>	<b>301.30</b>	<b>0.00</b>	<b>(301.30)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	0.00	0.00	0.00	8.28	0.00	8.28	0.00	(8.28)
4925 - Other Investment Income	0.00	0.00	0.00	1,504.11	0.00	1,504.11	0.00	(1,504.11)
<b>Total Investment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,512.39</b>	<b>0.00</b>	<b>1,512.39</b>	<b>0.00</b>	<b>(1,512.39)</b>
<b>Total Operating Income</b>	<b>17,069.39</b>	<b>16,640.00</b>	<b>429.39</b>	<b>202,759.48</b>	<b>199,232.00</b>	<b>3,527.48</b>	<b>199,232.00</b>	<b>(3,527.48)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	993.00	162.00	831.00	1,185.49	1,950.00	(764.51)	1,950.00	764.51
5015 - Bank Charges	0.00	46.00	(46.00)	30.00	550.00	(520.00)	550.00	520.00
5030 - Coupon Costs	0.00	50.00	(50.00)	141.30	600.00	(458.70)	600.00	458.70
5090 - Office Supplies	60.40	0.00	60.40	467.65	0.00	467.65	0.00	(467.65)
5100 - Records Storage	42.00	0.00	42.00	194.99	0.00	194.99	0.00	(194.99)
5115 - Web Site Maintenance	0.00	33.00	(33.00)	70.00	400.00	(330.00)	400.00	330.00
5195 - Other Administrative Services	(874.25)	0.00	(874.25)	0.00	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>221.15</b>	<b>291.00</b>	<b>(69.85)</b>	<b>2,089.43</b>	<b>3,500.00</b>	<b>(1,410.57)</b>	<b>3,500.00</b>	<b>1,410.57</b>

# Income Statement Report Country Club Ridge Operating

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5210 - Printing & Copying	356.60	0.00	356.60	1,576.88	0.00	1,576.88	0.00	(1,576.88)
5215 - Postage	82.70	58.00	24.70	733.17	700.00	33.17	700.00	(33.17)
<b>Total Communications</b>	<b>439.30</b>	<b>58.00</b>	<b>381.30</b>	<b>2,310.05</b>	<b>700.00</b>	<b>1,610.05</b>	<b>700.00</b>	<b>(1,610.05)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	3,881.33	3,104.00	777.33	40,826.00	37,254.00	3,572.00	37,254.00	(3,572.00)
<b>Total Insurance</b>	<b>3,881.33</b>	<b>3,104.00</b>	<b>777.33</b>	<b>40,826.00</b>	<b>37,254.00</b>	<b>3,572.00</b>	<b>37,254.00</b>	<b>(3,572.00)</b>
<b>Utilities</b>								
6000 - Electric Service	1,165.72	350.00	815.72	8,058.14	4,200.00	3,858.14	4,200.00	(3,858.14)
6025 - Water Service	5,051.20	1,458.00	3,593.20	48,822.22	17,500.00	31,322.22	17,500.00	(31,322.22)
6030 - Sewer Service	2,698.04	1,458.00	1,240.04	11,232.56	17,500.00	(6,267.44)	17,500.00	6,267.44
6035 - Trash and Recycling Service	3,685.08	919.00	2,766.08	12,741.33	11,025.00	1,716.33	11,025.00	(1,716.33)
<b>Total Utilities</b>	<b>12,600.04</b>	<b>4,185.00</b>	<b>8,415.04</b>	<b>80,854.25</b>	<b>50,225.00</b>	<b>30,629.25</b>	<b>50,225.00</b>	<b>(30,629.25)</b>
<b>Landscaping</b>								
6160 - Tree Maintenance	0.00	167.00	(167.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
6199 - Landscape Other	0.00	333.00	(333.00)	8,968.16	4,000.00	4,968.16	4,000.00	(4,968.16)
<b>Total Landscaping</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>8,968.16</b>	<b>6,000.00</b>	<b>2,968.16</b>	<b>6,000.00</b>	<b>(2,968.16)</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	583.00	(583.00)	2,029.16	7,000.00	(4,970.84)	7,000.00	4,970.84
<b>Total Irrigation</b>	<b>0.00</b>	<b>583.00</b>	<b>(583.00)</b>	<b>2,029.16</b>	<b>7,000.00</b>	<b>(4,970.84)</b>	<b>7,000.00</b>	<b>4,970.84</b>
<b>Operations</b>								
6310 - Backflow Device Inspection	0.00	0.00	0.00	760.00	700.00	60.00	700.00	(60.00)
<b>Total Operations</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>760.00</b>	<b>700.00</b>	<b>60.00</b>	<b>700.00</b>	<b>(60.00)</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	16,908.00	16,908.00	0.00	16,908.00	0.00
6434 - Pest Control	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6442 - Snow Removal Services	0.00	1,167.00	(1,167.00)	22,645.00	14,000.00	8,645.00	14,000.00	(8,645.00)
<b>Total Contracted Services</b>	<b>0.00</b>	<b>1,175.00</b>	<b>(1,175.00)</b>	<b>39,553.00</b>	<b>31,008.00</b>	<b>8,545.00</b>	<b>31,008.00</b>	<b>(8,545.00)</b>
<b>Repair &amp; Maintenance</b>								
6500 - Balcony Repair & Maintenance	0.00	0.00	0.00	2,700.00	0.00	2,700.00	0.00	(2,700.00)
6515 - Building Repair & Maintenance	197.94	500.00	(302.06)	2,342.69	6,000.00	(3,657.31)	6,000.00	3,657.31
6540 - Driveway/Parking Repair & Maintenance	0.00	583.00	(583.00)	3,171.74	7,000.00	(3,828.26)	7,000.00	3,828.26
6560 - Fence Repair & Maintenance	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6600 - General Repair & Maintenance	0.00	0.00	0.00	(258.00)	0.00	(258.00)	0.00	258.00
6620 - Gutter Repair & Maintenance	0.00	0.00	0.00	501.24	0.00	501.24	0.00	(501.24)
6640 - Lighting Supplies/Repair & Maintenance	98.34	62.00	36.34	407.24	750.00	(342.76)	750.00	342.76
6680 - Painting Services & Supplies	0.00	167.00	(167.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	208.00	(208.00)	486.00	2,500.00	(2,014.00)	2,500.00	2,014.00
6725 - Roof Repair & Maintenance	0.00	31.00	(31.00)	972.72	375.00	597.72	375.00	(597.72)
6735 - Siding/Wood Repair & Maintenance	0.00	31.00	(31.00)	0.00	375.00	(375.00)	375.00	375.00
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	488.04	0.00	488.04	0.00	(488.04)
<b>Total Repair &amp; Maintenance</b>	<b>296.28</b>	<b>1,665.00</b>	<b>(1,368.72)</b>	<b>10,811.67</b>	<b>20,000.00</b>	<b>(9,188.33)</b>	<b>20,000.00</b>	<b>9,188.33</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	273.00	(273.00)	2,850.00	3,275.00	(425.00)	3,275.00	425.00
7020 - Legal Services	65.00	0.00	65.00	130.00	0.00	130.00	0.00	(130.00)
7030 - Legal Services - General Counsel	0.00	77.00	(77.00)	0.00	920.00	(920.00)	920.00	920.00
7040 - Management Fees	900.00	892.00	8.00	10,700.00	10,700.00	0.00	10,700.00	0.00
7095 - Other Professional Fees	1,485.00	0.00	1,485.00	1,530.00	0.00	1,530.00	0.00	(1,530.00)
<b>Total Professional Services</b>	<b>2,450.00</b>	<b>1,242.00</b>	<b>1,208.00</b>	<b>15,210.00</b>	<b>14,895.00</b>	<b>315.00</b>	<b>14,895.00</b>	<b>(315.00)</b>
<b>Reimbursable Expenses</b>								
8860 - Reimbursable Collection Processing	120.00	0.00	120.00	730.00	0.00	730.00	0.00	(730.00)

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	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reimbursable Expenses</b>								
8890 - Reimbursable Compliance Remediat	0.00	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)
<b>Total Reimbursable Expenses</b>	<b>120.00</b>	<b>0.00</b>	<b>120.00</b>	<b>805.00</b>	<b>0.00</b>	<b>805.00</b>	<b>0.00</b>	<b>(805.00)</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	468.00	0.00	468.00	0.00	(468.00)
9005 - State Income Tax	0.00	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>543.00</b>	<b>0.00</b>	<b>543.00</b>	<b>0.00</b>	<b>(543.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	1,662.50	2,329.00	(666.50)	(10,270.50)	27,950.00	(38,220.50)	27,950.00	38,220.50
<b>Total Other Expenses</b>	<b>1,662.50</b>	<b>2,329.00</b>	<b>(666.50)</b>	<b>(10,270.50)</b>	<b>27,950.00</b>	<b>(38,220.50)</b>	<b>27,950.00</b>	<b>38,220.50</b>
<b>Total Operating Expense</b>	<b>21,670.60</b>	<b>15,132.00</b>	<b>6,538.60</b>	<b>194,489.22</b>	<b>199,232.00</b>	<b>(4,742.78)</b>	<b>199,232.00</b>	<b>4,742.78</b>
<b>Total Operating Income / (Loss)</b>	<b>(4,601.21)</b>	<b>1,508.00</b>	<b>(6,109.21)</b>	<b>8,270.26</b>	<b>0.00</b>	<b>8,270.26</b>	<b>0.00</b>	<b>(8,270.26)</b>

## Income Statement Report Country Club Ridge Reserves

December 01, 2021 thru December 31, 2021

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	1,662.50	2,329.00	(666.50)	(10,270.50)	27,950.00	(38,220.50)	27,950.00	38,220.50
4910 - Interest Earned - Reserve Accounts	1.02	0.00	1.02	14.67	0.00	14.67	0.00	(14.67)
4920 - Capital Gains	14,442.41	0.00	14,442.41	14,442.41	0.00	14,442.41	0.00	(14,442.41)
4925 - Other Investment Income	2,223.99	0.00	2,223.99	2,223.99	0.00	2,223.99	0.00	(2,223.99)
<b>Total Investment Income</b>	<b>18,329.92</b>	<b>2,329.00</b>	<b>16,000.92</b>	<b>6,410.57</b>	<b>27,950.00</b>	<b>(21,539.43)</b>	<b>27,950.00</b>	<b>21,539.43</b>
<b>Total Reserves Income</b>	<b>18,329.92</b>	<b>2,329.00</b>	<b>16,000.92</b>	<b>6,410.57</b>	<b>27,950.00</b>	<b>(21,539.43)</b>	<b>27,950.00</b>	<b>21,539.43</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9886 - Landscape Expenses	0.00	0.00	0.00	19,977.00	0.00	19,977.00	0.00	(19,977.00)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,977.00</b>	<b>0.00</b>	<b>19,977.00</b>	<b>0.00</b>	<b>(19,977.00)</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,977.00</b>	<b>0.00</b>	<b>19,977.00</b>	<b>0.00</b>	<b>(19,977.00)</b>
<b>Total Reserves Income / (Loss)</b>	<b>18,329.92</b>	<b>2,329.00</b>	<b>16,000.92</b>	<b>(13,566.43)</b>	<b>27,950.00</b>	<b>(41,516.43)</b>	<b>27,950.00</b>	<b>41,516.43</b>
<b>Total Association Net Income / (Loss)</b>	<b>13,728.71</b>	<b>3,837.00</b>	<b>9,891.71</b>	<b>(5,296.17)</b>	<b>27,950.00</b>	<b>(33,246.17)</b>	<b>27,950.00</b>	<b>33,246.17</b>