

Country Club Ridge Condominium Association, Inc.

Balance Sheet For 7/31/2023

Assets

Mutual of Omaha Bank Operating	\$23,772.56
Mutual of Omaha - Reserve Acct	\$16,421.88
Colorado Bond Shares - Reserves	\$39,730.51
Asset Mark - Reserves	\$175,230.37
Accounts Receivable	\$1,402.97
Due to Reserves from Operating	\$6,941.62
Prepaid Income Tax	\$5,100.00

Total Assets

\$268,599.91

Income

Capital Gains - Reserves	\$10,709.54
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Total Income

\$10,709.54

Total Assets

\$279,309.45

Liabilities

Accounts Payable	\$10,262.32
Due to Reserves	\$39,886.72
Prepaid Assessments	\$9,591.86
Suspense	(\$300.00)

Total Liabilities

\$59,440.90

Equity

Retained Earning Operating	\$11,916.59
Net Income	(\$64,713.22)
Retained Earnings Reserve	\$267,665.18

Total Equity

\$214,868.55

Reserve Activity

Perm transfer Reserve Contributions	\$5,000.00
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Total Reserve Activity

\$5,000.00

Total Liabilities / Equity

\$279,309.45

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	20,352.00	20,352.00	-	142,464.00	142,464.00	-	244,224.00
4020 - Violation Income	-	-	-	500.00	-	500.00	-
4100 - Late Fee Income	200.00	-	200.00	1,200.00	-	1,200.00	-
4450 - Interest Income - Operating	.80	-	.80	5.65	-	5.65	-
4500 - Reserve Income	(2,084.00)	(2,084.00)	-	(8,336.00)	(14,588.00)	6,252.00	(25,008.00)
4850 - Bank Charges	-	-	-	25.00	-	25.00	-
Total Income	18,468.80	18,268.00	200.80	135,858.65	127,876.00	7,982.65	219,216.00
Total Income	18,468.80	18,268.00	200.80	135,858.65	127,876.00	7,982.65	219,216.00

Operating Expense

Utilities Expense							
5050 - Electric	(74.15)	291.67	365.82	1,180.69	2,041.69	861.00	3,500.00
5100 - Water/Sewer	(59.80)	4,166.67	4,226.47	28,071.58	29,166.69	1,095.11	50,000.00
5400 - Trash Removal	2,880.00	979.17	(1,900.83)	6,686.73	6,854.19	167.46	11,750.00
Total Utilities Expense	2,746.05	5,437.51	2,691.46	35,939.00	38,062.57	2,123.57	65,250.00

Maintenance Expense							
6000 - Building Maintenance	4,082.27	333.33	(3,748.94)	38,557.43	2,333.31	(36,224.12)	4,000.00
6150 - Painting	-	166.67	166.67	39,135.00	1,166.69	(37,968.31)	2,000.00
6200 - Roof & Gutter Maint	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
6250 - Plumbing repairs	490.00	-	(490.00)	490.00	-	(490.00)	-
6500 - Landscape Contract	2,551.50	1,491.67	(1,059.83)	10,206.00	10,441.69	235.69	17,900.00
6525 - Irrigation Repairs	578.00	400.00	(178.00)	10,049.81	2,800.00	(7,249.81)	4,800.00
6535 - BackFlow Preventors	-	116.67	116.67	910.00	816.69	(93.31)	1,400.00
6550 - Trees Replacement / Maintenanc	-	-	-	16,964.00	-	(16,964.00)	-
6610 - Asphalt & Concrete Maintenance	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
6700 - Snow Removal	-	3,250.00	3,250.00	9,517.50	22,750.00	13,232.50	39,000.00
6750 - Lighting Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
6800 - Misc Grounds Maint	430.00	83.33	(346.67)	430.00	583.31	153.31	1,000.00
6825 - Fence Maintenance & Repair	-	83.33	83.33	-	583.31	583.31	1,000.00
6850 - Signage	455.00	-	(455.00)	1,000.00	-	(1,000.00)	-
Total Maintenance Expense	8,586.77	6,425.00	(2,161.77)	127,259.74	44,975.00	(82,284.74)	77,100.00

Administration Expense							
7000 - Management	1,417.00	1,417.50	.50	8,570.00	9,922.50	1,352.50	17,010.00
7025 - Professional Services	-	-	-	4,346.00	-	(4,346.00)	-
7100 - Administration	201.40	175.00	(26.40)	1,697.97	1,225.00	(472.97)	2,100.00
7200 - Insurance	4,376.74	4,375.00	(1.74)	30,637.18	30,625.00	(12.18)	52,500.00
7300 - Audit/Tax Return	-	35.42	35.42	-	247.94	247.94	425.00
7500 - Legal	-	390.92	390.92	442.00	2,736.44	2,294.44	4,691.00
7800 - Community Events	-	8.33	8.33	-	58.31	58.31	100.00

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7900 - Bank Charges	-	3.33	3.33	25.00	23.31	(1.69)	40.00
Total Administration Expense	5,995.14	6,405.50	410.36	45,718.15	44,838.50	(879.65)	76,866.00
Total Expense	17,327.96	18,268.01	940.05	208,916.89	127,876.07	(81,040.82)	219,216.00
Operating Net Total	1,140.84	(.01)	1,140.85	(73,058.24)	(.07)	(73,058.17)	-

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Income	2,084.00	-	2,084.00	8,336.00	-	8,336.00	-
8100 - Reserve Interest Income	1.13	-	1.13	9.02	-	9.02	-
Total Reserve Activity	2,085.13	-	2,085.13	8,345.02	-	8,345.02	-
Total Income	2,085.13	-	2,085.13	8,345.02	-	8,345.02	-
Reserve Net Total	2,085.13	-	2,085.13	8,345.02	-	8,345.02	-
Net Total	3,225.97	(.01)	3,225.98	(64,713.22)	(.07)	(64,713.15)	-