

Country Club Ridge Condominium Association, Inc.

Balance Sheet For 8/31/2023

Assets

Mutual of Omaha Bank Operating	\$6,129.18
Mutual of Omaha - Reserve Acct	\$16,423.47
Colorado Bond Shares - Reserves	\$39,730.51
Asset Mark - Reserves	\$175,230.37
Accounts Receivable	\$424.00
Due to Reserves from Operating	\$6,941.62
Prepaid Income Tax	\$5,100.00

Total Assets

\$249,979.15

Income

Capital Gains - Reserves	\$10,709.54
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Total Income

\$10,709.54

Total Assets

\$260,688.69

Liabilities

Accounts Payable	\$14,305.19
Due to Reserves	\$39,886.72
Prepaid Assessments	\$9,823.86
Suspense	(\$300.00)

Total Liabilities

\$63,715.77

Equity

Retained Earning Operating	\$11,916.59
Net Income	(\$87,608.85)
Retained Earnings Reserve	\$267,665.18

Total Equity

\$191,972.92

Reserve Activity

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

\$5,000.00

Total Liabilities / Equity

\$260,688.69

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	20,343.03	20,352.00	(8.97)	162,807.03	162,816.00	(8.97)	244,224.00
4020 - Violation Income	-	-	-	500.00	-	500.00	-
4100 - Late Fee Income	(300.00)	-	(300.00)	900.00	-	900.00	-
4400 - Miscellaneous Income	3,934.52	-	3,934.52	3,934.52	-	3,934.52	-
4450 - Interest Income - Operating	.55	-	.55	6.20	-	6.20	-
4500 - Reserve Income	-	(2,084.00)	2,084.00	(8,336.00)	(16,672.00)	8,336.00	(25,008.00)
4850 - Bank Charges	-	-	-	25.00	-	25.00	-
Total Income	23,978.10	18,268.00	5,710.10	159,836.75	146,144.00	13,692.75	219,216.00
Total Income	23,978.10	18,268.00	5,710.10	159,836.75	146,144.00	13,692.75	219,216.00

Operating Expense

Utilities Expense

5050 - Electric	94.64	291.67	197.03	1,275.33	2,333.36	1,058.03	3,500.00
5100 - Water/Sewer	-	4,166.67	4,166.67	28,071.58	33,333.36	5,261.78	50,000.00
5400 - Trash Removal	-	979.17	979.17	6,686.73	7,833.36	1,146.63	11,750.00
Total Utilities Expense	94.64	5,437.51	5,342.87	36,033.64	43,500.08	7,466.44	65,250.00

Maintenance Expense

6000 - Building Maintenance	500.00	333.33	(166.67)	39,057.43	2,666.64	(36,390.79)	4,000.00
6150 - Painting	-	166.67	166.67	39,135.00	1,333.36	(37,801.64)	2,000.00
6200 - Roof & Gutter Maint	7,195.00	166.67	(7,028.33)	7,195.00	1,333.36	(5,861.64)	2,000.00
6250 - Plumbing repairs	-	-	-	490.00	-	(490.00)	-
6500 - Landscape Contract	2,551.50	1,491.67	(1,059.83)	12,757.50	11,933.36	(824.14)	17,900.00
6525 - Irrigation Repairs	1,477.00	400.00	(1,077.00)	11,526.81	3,200.00	(8,326.81)	4,800.00
6535 - BackFlow Preventors	-	116.67	116.67	910.00	933.36	23.36	1,400.00
6550 - Trees Replacement / Maintenc	-	-	-	16,964.00	-	(16,964.00)	-
6610 - Asphalt & Concrete Maintenance	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
6700 - Snow Removal	-	3,250.00	3,250.00	9,517.50	26,000.00	16,482.50	39,000.00
6750 - Lighting Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
6800 - Misc Grounds Maint	-	83.33	83.33	3,400.00	666.64	(2,733.36)	1,000.00
6825 - Fence Maintenance & Repair	299.97	83.33	(216.64)	299.97	666.64	366.67	1,000.00
6850 - Signage	-	-	-	1,000.00	-	(1,000.00)	-
Total Maintenance Expense	12,023.47	6,425.00	(5,598.47)	142,253.21	51,400.00	(90,853.21)	77,100.00

Administration Expense

7000 - Management	1,417.00	1,417.50	.50	9,987.00	11,340.00	1,353.00	17,010.00
7025 - Professional Services	1,578.00	-	(1,578.00)	5,924.00	-	(5,924.00)	-
7100 - Administration	541.68	175.00	(366.68)	2,239.65	1,400.00	(839.65)	2,100.00
7200 - Insurance	4,376.74	4,375.00	(1.74)	35,013.92	35,000.00	(13.92)	52,500.00
7300 - Audit/Tax Return	2,212.50	35.42	(2,177.08)	2,212.50	283.36	(1,929.14)	425.00
7500 - Legal	-	390.92	390.92	442.00	3,127.36	2,685.36	4,691.00

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7800 - Community Events	-	8.33	8.33	-	66.64	66.64	100.00
7900 - Bank Charges	-	3.33	3.33	25.00	26.64	1.64	40.00
Total Administration Expense	10,125.92	6,405.50	(3,720.42)	55,844.07	51,244.00	(4,600.07)	76,866.00
Total Expense	22,244.03	18,268.01	(3,976.02)	234,130.92	146,144.08	(87,986.84)	219,216.00
Operating Net Total	1,734.07	(.01)	1,734.08	(74,294.17)	(.08)	(74,294.09)	-

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Income	-	-	-	8,336.00	-	8,336.00	-
8100 - Reserve Interest Income	1.59	-	1.59	10.61	-	10.61	-
Total Reserve Activity	1.59	-	1.59	8,346.61	-	8,346.61	-
Total Income	1.59	-	1.59	8,346.61	-	8,346.61	-
Reserve Expense							
Maintenance Expense							
6000 - Building Maintenance	-	-	-	21,661.29	-	(21,661.29)	-
Total Maintenance Expense	-	-	-	21,661.29	-	(21,661.29)	-
Total Expense	-	-	-	21,661.29	-	(21,661.29)	-
Reserve Net Total	1.59	-	1.59	(13,314.68)	-	(13,314.68)	-
Net Total	1,735.66	(.01)	1,735.67	(87,608.85)	(.08)	(87,608.77)	-