

Country Club Ridge Condominium Association, Inc.

Balance Sheet For 11/30/2023

Assets

Mutual of Omaha Bank Operating	\$18,274.20
Mutual of Omaha - Reserve Acct	\$15,678.94
Colorado Bond Shares - Reserves	\$39,730.51
Asset Mark - Reserves	\$175,230.37
Accounts Receivable	\$1,160.00
Due from Reserves	\$748.85
Due to Reserves from Operating	(\$14,758.38)
Prepaid Income Tax	\$5,100.00
Due From Operating	(\$748.85)

Total Assets **\$240,415.64**

Income

Capital Gains - Reserves	\$10,709.54
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Total Income **\$10,709.54**

Total Assets **\$251,125.18**

Liabilities

Accounts Payable	\$30,982.99
Due to Reserves	\$39,886.72
Prepaid Assessments	\$5,965.86
Suspense	(\$300.00)

Total Liabilities **\$76,535.57**

Equity

Retained Earning Operating	\$11,916.59
Net Income	(\$109,992.16)
Retained Earnings Reserve	\$267,665.18

Total Equity **\$169,589.61**

Reserve Activity

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

Total Liabilities / Equity **\$251,125.18**

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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	-	223,863.03	223,872.00	(8.97)	244,224.00
4020 - Violation Income	-	-	-	500.00	-	500.00	-
4100 - Late Fee Income	150.00	-	150.00	1,250.00	-	1,250.00	-
4400 - Miscellaneous Income	-	-	-	3,934.52	-	3,934.52	-
4450 - Interest Income - Operating	.37	-	.37	7.68	-	7.68	-
4500 - Reserve Income	-	(2,084.00)	2,084.00	(8,336.00)	(22,924.00)	14,588.00	(25,008.00)
4850 - Bank Charges	-	-	-	25.00	-	25.00	-
Total Income	20,502.37	18,268.00	2,234.37	221,244.23	200,948.00	20,296.23	219,216.00
Total Income	20,502.37	18,268.00	2,234.37	221,244.23	200,948.00	20,296.23	219,216.00

Operating Expense

Utilities Expense							
5050 - Electric	135.93	291.67	155.74	1,626.71	3,208.37	1,581.66	3,500.00
5100 - Water/Sewer	2,921.30	4,166.67	1,245.37	43,518.20	45,833.37	2,315.17	50,000.00
5400 - Trash Removal	960.00	979.17	19.17	10,526.73	10,770.87	244.14	11,750.00
Total Utilities Expense	4,017.23	5,437.51	1,420.28	55,671.64	59,812.61	4,140.97	65,250.00

Maintenance Expense							
6000 - Building Maintenance	1,186.00	333.33	(852.67)	40,243.43	3,666.63	(36,576.80)	4,000.00
6150 - Painting	-	166.67	166.67	39,135.00	1,833.37	(37,301.63)	2,000.00
6200 - Roof & Gutter Maint	-	166.67	166.67	7,195.00	1,833.37	(5,361.63)	2,000.00
6250 - Plumbing repairs	2,781.00	-	(2,781.00)	3,271.00	-	(3,271.00)	-
6500 - Landscape Contract	-	1,491.67	1,491.67	17,860.50	16,408.37	(1,452.13)	17,900.00
6525 - Irrigation Repairs	-	400.00	400.00	12,215.81	4,400.00	(7,815.81)	4,800.00
6535 - BackFlow Preventors	-	116.67	116.67	910.00	1,283.37	373.37	1,400.00
6550 - Trees Replacement / Maintenanc	300.00	-	(300.00)	17,264.00	-	(17,264.00)	-
6610 - Asphalt & Concrete Maintenance	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6700 - Snow Removal	622.00	3,250.00	2,628.00	11,959.50	35,750.00	23,790.50	39,000.00
6750 - Lighting Maintenance	-	83.33	83.33	86.23	916.63	830.40	1,000.00
6800 - Misc Grounds Maint	-	83.33	83.33	3,711.40	916.63	(2,794.77)	1,000.00
6825 - Fence Maintenance & Repair	25,625.00	83.33	(25,541.67)	25,924.97	916.63	(25,008.34)	1,000.00
6850 - Signage	-	-	-	1,000.00	-	(1,000.00)	-
Total Maintenance Expense	30,514.00	6,425.00	(24,089.00)	180,776.84	70,675.00	(110,101.84)	77,100.00

Administration Expense							
7000 - Management	1,417.00	1,417.50	.50	14,238.00	15,592.50	1,354.50	17,010.00
7025 - Professional Services	-	-	-	6,424.00	-	(6,424.00)	-
7100 - Administration	368.08	175.00	(193.08)	3,090.09	1,925.00	(1,165.09)	2,100.00
7200 - Insurance	-	4,375.00	4,375.00	54,153.96	48,125.00	(6,028.96)	52,500.00
7300 - Audit/Tax Return	-	35.42	35.42	2,662.50	389.62	(2,272.88)	425.00
7500 - Legal	442.00	390.92	(51.08)	884.00	4,300.12	3,416.12	4,691.00

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7800 - Community Events	-	8.33	8.33	-	91.63	91.63	100.00
7900 - Bank Charges	-	3.33	3.33	25.00	36.63	11.63	40.00
Total Administration Expense	2,227.08	6,405.50	4,178.42	81,477.55	70,460.50	(11,017.05)	76,866.00
Total Expense	36,758.31	18,268.01	(18,490.30)	317,926.03	200,948.11	(116,977.92)	219,216.00
Operating Net Total	(16,255.94)	(.01)	(16,255.93)	(96,681.80)	(.11)	(96,681.69)	-

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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	1.36	-	1.36	14.93	-	14.93	-
Total Reserve Activity	1.36	-	1.36	8,350.93	-	8,350.93	-
Total Income	1.36	-	1.36	8,350.93	-	8,350.93	-
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	1.36	-	1.36	(13,310.36)	-	(13,310.36)	-
Net Total	(16,254.58)	(.01)	(16,254.57)	(109,992.16)	(.11)	(109,992.05)	-