

# Country Club Ridge Condominium Association, Inc.

Balance Sheet For 7/31/2025

## Assets

|                                   |               |
|-----------------------------------|---------------|
| First Citizen Bank Operating      | \$12,657.01   |
| First Citizen Bank - Reserve Acct | \$13,077.86   |
| Blue Sky Wealth Management        | \$157,453.02  |
| Accounts Receivable               | \$4,118.00    |
| 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

**\$177,647.51**

## Income

|                          |               |
|--------------------------|---------------|
| Capital Gains - Reserves | (\$10,382.93) |
|--------------------------|---------------|

## Total Income

**(\$10,382.93)**

## Total Assets

**\$167,264.58**

## Liabilities

|                     |              |
|---------------------|--------------|
| Accounts Payable    | (\$2,570.45) |
| Due to Reserves     | \$18,186.72  |
| Prepaid Assessments | \$5,241.50   |
| Suspense            | (\$275.33)   |

## Total Liabilities

**\$20,582.44**

## Equity

|                            |              |
|----------------------------|--------------|
| Retained Earning Operating | \$4,114.91   |
| Net Income                 | \$2,068.88   |
| Retained Earnings Reserve  | \$135,498.35 |

## Total Equity

**\$141,682.14**

## Reserve Activity

|                                     |            |
|-------------------------------------|------------|
| Perm transfer Reserve Contributions | \$5,000.00 |
|-------------------------------------|------------|

## Total Reserve Activity

**\$5,000.00**

## Total Liabilities / Equity

**\$167,264.58**

# Country Club Ridge Condominium Association, Inc.

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

|                                       | Current Period |            |            | Year To Date |             |             | Annual Budget |
|---------------------------------------|----------------|------------|------------|--------------|-------------|-------------|---------------|
|                                       | Actual         | Budget     | Variance   | Actual       | Budget      | Variance    |               |
| Operating Income                      |                |            |            |              |             |             |               |
| Income                                |                |            |            |              |             |             |               |
| 4000 - Assessment Income              | 25,472.00      | 25,472.00  | -          | 178,304.00   | 178,304.00  | -           | 305,664.00    |
| 4100 - Late Fee Income                | 150.00         | -          | 150.00     | 1,250.00     | -           | 1,250.00    | -             |
| 4450 - Interest Income - Operating    | 1.61           | -          | 1.61       | 9.61         | -           | 9.61        | -             |
| 4500 - Reserve Income                 | (2,322.00)     | (2,322.00) | -          | (16,254.00)  | (16,254.00) | -           | (27,864.00)   |
| Total Income                          | 23,301.61      | 23,150.00  | 151.61     | 163,309.61   | 162,050.00  | 1,259.61    | 277,800.00    |
| Total Income                          | 23,301.61      | 23,150.00  | 151.61     | 163,309.61   | 162,050.00  | 1,259.61    | 277,800.00    |
| Operating Expense                     |                |            |            |              |             |             |               |
| Utilities Expense                     |                |            |            |              |             |             |               |
| 5050 - Electric                       | 330.34         | 416.67     | 86.33      | 4,628.71     | 2,916.69    | (1,712.02)  | 5,000.00      |
| 5100 - Water/Sewer                    | 4,554.96       | 3,250.00   | (1,304.96) | 25,690.03    | 22,750.00   | (2,940.03)  | 39,000.00     |
| 5400 - Trash Removal                  | 1,058.40       | 1,197.00   | 138.60     | 7,257.60     | 8,379.00    | 1,121.40    | 14,364.00     |
| Total Utilities Expense               | 5,943.70       | 4,863.67   | (1,080.03) | 37,576.34    | 34,045.69   | (3,530.65)  | 58,364.00     |
| Maintenance Expense                   |                |            |            |              |             |             |               |
| 6000 - Building Maintenance           | -              | 416.67     | 416.67     | 16,526.35    | 2,916.69    | (13,609.66) | 5,000.00      |
| 6150 - Painting                       | -              | 2,916.67   | 2,916.67   | 16,925.00    | 20,416.69   | 3,491.69    | 35,000.00     |
| 6200 - Roof & Gutter Maint            | -              | 416.67     | 416.67     | -            | 2,916.69    | 2,916.69    | 5,000.00      |
| 6500 - Landscape Contract             | 2,990.41       | 1,791.67   | (1,198.74) | 11,961.64    | 12,541.69   | 580.05      | 21,500.00     |
| 6525 - Irrigation Repairs             | 816.00         | 166.67     | (649.33)   | 816.00       | 1,166.69    | 350.69      | 2,000.00      |
| 6535 - BackFlow Preventors            | -              | 83.33      | 83.33      | 910.00       | 583.31      | (326.69)    | 1,000.00      |
| 6610 - Asphalt & Concrete Maintenance | 9,534.00       | 833.33     | (8,700.67) | 9,534.00     | 5,833.31    | (3,700.69)  | 10,000.00     |
| 6700 - Snow Removal                   | -              | 1,666.67   | 1,666.67   | 16,087.50    | 11,666.69   | (4,420.81)  | 20,000.00     |
| 6750 - Lighting Maintenance           | -              | 41.67      | 41.67      | 668.60       | 291.69      | (376.91)    | 500.00        |
| 6800 - Misc Grounds Maint             | -              | 416.67     | 416.67     | -            | 2,916.69    | 2,916.69    | 5,000.00      |
| 6825 - Fence Maintenance & Repair     | -              | 41.67      | 41.67      | -            | 291.69      | 291.69      | 500.00        |
| 6850 - Signage                        | -              | -          | -          | 240.00       | -           | (240.00)    | -             |
| Total Maintenance Expense             | 13,340.41      | 8,791.69   | (4,548.72) | 73,669.09    | 61,541.83   | (12,127.26) | 105,500.00    |
| Administration Expense                |                |            |            |              |             |             |               |
| 7000 - Management                     | 1,596.03       | 1,596.03   | -          | 11,172.21    | 11,172.21   | -           | 19,152.36     |
| 7025 - Professional Services          | -              | 41.67      | 41.67      | -            | 291.69      | 291.69      | 500.00        |
| 7100 - Administration                 | 219.18         | 250.00     | 30.82      | 1,499.44     | 1,750.00    | 250.56      | 3,000.00      |
| 7200 - Insurance                      | 13,125.31      | 7,333.33   | (5,791.98) | 45,591.41    | 51,333.31   | 5,741.90    | 88,000.00     |
| 7300 - Audit/Tax Return               | -              | 41.67      | 41.67      | -            | 291.69      | 291.69      | 500.00        |
| 7340 - Reserve Study                  | -              | 159.05     | 159.05     | -            | 1,113.35    | 1,113.35    | 1,908.64      |
| 7500 - Legal                          | -              | 62.50      | 62.50      | 1,750.00     | 437.50      | (1,312.50)  | 750.00        |
| 7800 - Community Events               | -              | 8.33       | 8.33       | -            | 58.31       | 58.31       | 100.00        |
| 7900 - Bank Charges                   | -              | 2.08       | 2.08       | -            | 14.56       | 14.56       | 25.00         |
| Total Administration Expense          | 14,940.52      | 9,494.66   | (5,445.86) | 60,013.06    | 66,462.62   | 6,449.56    | 113,936.00    |

# Country Club Ridge Condominium Association, Inc.

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

|                     | Current Period |           |             | Year To Date |            |            | Annual Budget |
|---------------------|----------------|-----------|-------------|--------------|------------|------------|---------------|
|                     | Actual         | Budget    | Variance    | Actual       | Budget     | Variance   |               |
| Operating Expense   |                |           |             |              |            |            |               |
| Total Expense       | 34,224.63      | 23,150.02 | (11,074.61) | 171,258.49   | 162,050.14 | (9,208.35) | 277,800.00    |
| Operating Net Total | (10,923.02)    | (.02)     | (10,923.00) | (7,948.88)   | (.14)      | (7,948.74) | -             |

# Country Club Ridge Condominium Association, Inc.

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

|                                | Current Period |        |            | Year To Date |        |            | Annual Budget |
|--------------------------------|----------------|--------|------------|--------------|--------|------------|---------------|
|                                | Actual         | Budget | Variance   | Actual       | Budget | Variance   |               |
| Reserve Income                 |                |        |            |              |        |            |               |
| Reserve Activity               |                |        |            |              |        |            |               |
| 8000 - Reserve Income          | 2,322.00       | -      | 2,322.00   | 16,254.00    | -      | 16,254.00  | -             |
| 8100 - Reserve Interest Income | 1.57           | -      | 1.57       | 15.06        | -      | 15.06      | -             |
| Total Reserve Activity         | 2,323.57       | -      | 2,323.57   | 16,269.06    | -      | 16,269.06  | -             |
| Total Income                   | 2,323.57       | -      | 2,323.57   | 16,269.06    | -      | 16,269.06  | -             |
|                                |                |        |            |              |        |            |               |
| Reserve Expense                |                |        |            |              |        |            |               |
| Maintenance Expense            |                |        |            |              |        |            |               |
| 6000 - Building Maintenance    | -              | -      | -          | 6,251.30     | -      | (6,251.30) | -             |
| Total Maintenance Expense      | -              | -      | -          | 6,251.30     | -      | (6,251.30) | -             |
| Total Expense                  | -              | -      | -          | 6,251.30     | -      | (6,251.30) | -             |
|                                |                |        |            |              |        |            |               |
| Reserve Net Total              | 2,323.57       | -      | 2,323.57   | 10,017.76    | -      | 10,017.76  | -             |
| Net Total                      | (8,599.45)     | (.02)  | (8,599.43) | 2,068.88     | (.14)  | 2,069.02   | -             |