

Country Club Ridge Condominium Association, Inc.

Balance Sheet For 9/30/2025

Assets

First Citizen Bank Operating	\$14,845.56
First Citizen Bank - Reserve Acct	\$17,725.94
Blue Sky Wealth Management	\$163,292.76
Accounts Receivable	\$3,914.00
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 **\$190,119.88**

Income

Capital Gains - Reserves	(\$16,222.67)
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Total Income **(\$16,222.67)**

Total Assets **\$173,897.21**

Liabilities

Accounts Payable	\$1,573.89
Due to Reserves	\$18,186.72
Prepaid Assessments	\$4,041.50
Suspense	(\$275.33)

Total Liabilities **\$23,526.78**

Equity

Retained Earning Operating	\$4,114.91
Net Income	\$5,757.17
Retained Earnings Reserve	\$135,498.35

Total Equity **\$145,370.43**

Reserve Activity

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

Total Liabilities / Equity **\$173,897.21**

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-	229,248.00	229,248.00	-	305,664.00
4100 - Late Fee Income	150.00	-	150.00	1,550.00	-	1,550.00	-
4450 - Interest Income - Operating	1.15	-	1.15	11.88	-	11.88	-
4500 - Reserve Income	(2,322.00)	(2,322.00)	-	(20,898.00)	(20,898.00)	-	(27,864.00)
Total Income	23,301.15	23,150.00	151.15	209,911.88	208,350.00	1,561.88	277,800.00
Total Income	23,301.15	23,150.00	151.15	209,911.88	208,350.00	1,561.88	277,800.00

Operating Expense

Utilities Expense

5050 - Electric	439.91	416.67	(23.24)	5,594.34	3,750.03	(1,844.31)	5,000.00
5100 - Water/Sewer	6,047.76	3,250.00	(2,797.76)	39,160.17	29,250.00	(9,910.17)	39,000.00
5400 - Trash Removal	1,058.40	1,197.00	138.60	9,374.40	10,773.00	1,398.60	14,364.00
Total Utilities Expense	7,546.07	4,863.67	(2,682.40)	54,128.91	43,773.03	(10,355.88)	58,364.00

Maintenance Expense

6000 - Building Maintenance	2,318.75	416.67	(1,902.08)	18,845.10	3,750.03	(15,095.07)	5,000.00
6150 - Painting	2,820.83	2,916.67	95.84	25,387.49	26,250.03	862.54	35,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
6500 - Landscape Contract	2,990.41	1,791.67	(1,198.74)	17,942.46	16,125.03	(1,817.43)	21,500.00
6525 - Irrigation Repairs	-	166.67	166.67	816.00	1,500.03	684.03	2,000.00
6535 - BackFlow Preventors	-	83.33	83.33	910.00	749.97	(160.03)	1,000.00
6550 - Trees Replacement / Maintenanc	3,311.00	-	(3,311.00)	3,311.00	-	(3,311.00)	-
6610 - Asphalt & Concrete Maintenance	-	833.33	833.33	9,534.00	7,499.97	(2,034.03)	10,000.00
6700 - Snow Removal	-	1,666.67	1,666.67	16,087.50	15,000.03	(1,087.47)	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	668.60	375.03	(293.57)	500.00
6800 - Misc Grounds Maint	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
6825 - Fence Maintenance & Repair	-	41.67	41.67	-	375.03	375.03	500.00
6850 - Signage	-	-	-	240.00	-	(240.00)	-
Total Maintenance Expense	11,440.99	8,791.69	(2,649.30)	93,742.15	79,125.21	(14,616.94)	105,500.00

Administration Expense

7000 - Management	1,596.03	1,596.03	-	14,364.27	14,364.27	-	19,152.36
7025 - Professional Services	-	41.67	41.67	-	375.03	375.03	500.00
7100 - Administration	165.32	250.00	84.68	1,895.00	2,250.00	355.00	3,000.00
7200 - Insurance	7,338.81	7,333.33	(5.48)	52,930.22	65,999.97	13,069.75	88,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	375.03	375.03	500.00
7340 - Reserve Study	-	159.05	159.05	-	1,431.45	1,431.45	1,908.64
7500 - Legal	-	62.50	62.50	1,750.00	562.50	(1,187.50)	750.00
7800 - Community Events	-	8.33	8.33	-	74.97	74.97	100.00
7900 - Bank Charges	-	2.08	2.08	10.00	18.72	8.72	25.00
Total Administration Expense	9,100.16	9,494.66	394.50	70,949.49	85,451.94	14,502.45	113,936.00

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	28,087.22	23,150.02	(4,937.20)	218,820.55	208,350.18	(10,470.37)	277,800.00
Operating Net Total	(4,786.07)	(.02)	(4,786.05)	(8,908.67)	(.18)	(8,908.49)	-

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	20,898.00	-	20,898.00	-
8100 - Reserve Interest Income	2.16	-	2.16	19.14	-	19.14	-
Total Reserve Activity	2,324.16	-	2,324.16	20,917.14	-	20,917.14	-
Total Income	2,324.16	-	2,324.16	20,917.14	-	20,917.14	-
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	2,324.16	-	2,324.16	14,665.84	-	14,665.84	-
Net Total	(2,461.91)	(.02)	(2,461.89)	5,757.17	(.18)	5,757.35	-