

Country Club Ridge Condominium Association, Inc.

Balance Sheet For 10/31/2025

Assets

First Citizen Bank Operating	\$16,515.61
First Citizen Bank - Reserve Acct	\$20,050.22
Blue Sky Wealth Management	\$165,715.13
Accounts Receivable	\$3,524.00
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 **\$196,146.58**

Income

Capital Gains - Reserves	(\$18,645.04)
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Total Income **(\$18,645.04)**

Total Assets **\$177,501.54**

Liabilities

Accounts Payable	\$2,200.89
Due to Reserves	\$18,186.72
Prepaid Assessments	\$4,626.50
Suspense	(\$275.33)

Total Liabilities **\$24,738.78**

Equity

Retained Earning Operating	\$4,114.91
Net Income	\$8,149.50
Retained Earnings Reserve	\$135,498.35

Total Equity **\$147,762.76**

Reserve Activity

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

Total Liabilities / Equity **\$177,501.54**

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	254,720.00	254,720.00	-	305,664.00
4100 - Late Fee Income	200.00	-	200.00	1,750.00	-	1,750.00	-
4450 - Interest Income - Operating	1.00	-	1.00	12.88	-	12.88	-
4500 - Reserve Income	(2,322.00)	(2,322.00)	-	(23,220.00)	(23,220.00)	-	(27,864.00)
Total Income	23,351.00	23,150.00	201.00	233,262.88	231,500.00	1,762.88	277,800.00
Total Income	23,351.00	23,150.00	201.00	233,262.88	231,500.00	1,762.88	277,800.00

Operating Expense

Utilities Expense							
5050 - Electric	489.30	416.67	(72.63)	6,083.64	4,166.70	(1,916.94)	5,000.00
5100 - Water/Sewer	-	3,250.00	3,250.00	39,160.17	32,500.00	(6,660.17)	39,000.00
5400 - Trash Removal	1,058.40	1,197.00	138.60	10,432.80	11,970.00	1,537.20	14,364.00
Total Utilities Expense	1,547.70	4,863.67	3,315.97	55,676.61	48,636.70	(7,039.91)	58,364.00

Maintenance Expense							
6000 - Building Maintenance	-	416.67	416.67	18,845.10	4,166.70	(14,678.40)	5,000.00
6150 - Painting	2,820.83	2,916.67	95.84	28,208.32	29,166.70	958.38	35,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
6500 - Landscape Contract	2,990.42	1,791.67	(1,198.75)	20,932.88	17,916.70	(3,016.18)	21,500.00
6525 - Irrigation Repairs	-	166.67	166.67	816.00	1,666.70	850.70	2,000.00
6535 - BackFlow Preventors	-	83.33	83.33	910.00	833.30	(76.70)	1,000.00
6550 - Trees Replacement / Maintenanc	-	-	-	3,311.00	-	(3,311.00)	-
6610 - Asphalt & Concrete Maintenance	-	833.33	833.33	9,534.00	8,333.30	(1,200.70)	10,000.00
6700 - Snow Removal	-	1,666.67	1,666.67	16,087.50	16,666.70	579.20	20,000.00
6750 - Lighting Maintenance	-	41.67	41.67	668.60	416.70	(251.90)	500.00
6800 - Misc Grounds Maint	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
6825 - Fence Maintenance & Repair	-	41.67	41.67	-	416.70	416.70	500.00
6850 - Signage	-	-	-	240.00	-	(240.00)	-
Total Maintenance Expense	5,811.25	8,791.69	2,980.44	99,553.40	87,916.90	(11,636.50)	105,500.00

Administration Expense							
7000 - Management	1,596.03	1,596.03	-	15,960.30	15,960.30	-	19,152.36
7025 - Professional Services	-	41.67	41.67	-	416.70	416.70	500.00
7100 - Administration	357.35	250.00	(107.35)	2,252.35	2,500.00	247.65	3,000.00
7200 - Insurance	13,970.62	7,333.33	(6,637.29)	66,900.84	73,333.30	6,432.46	88,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	416.70	416.70	500.00
7340 - Reserve Study	-	159.05	159.05	-	1,590.50	1,590.50	1,908.64
7500 - Legal	-	62.50	62.50	1,750.00	625.00	(1,125.00)	750.00
7800 - Community Events	-	8.33	8.33	-	83.30	83.30	100.00
7900 - Bank Charges	-	2.08	2.08	10.00	20.80	10.80	25.00
Total Administration Expense	15,924.00	9,494.66	(6,429.34)	86,873.49	94,946.60	8,073.11	113,936.00

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	23,282.95	23,150.02	(132.93)	242,103.50	231,500.20	(10,603.30)	277,800.00
Operating Net Total	68.05	(.02)	68.07	(8,840.62)	(.20)	(8,840.42)	-

Country Club Ridge Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	23,220.00	-	23,220.00	-
8100 - Reserve Interest Income	2.28	-	2.28	21.42	-	21.42	-
Total Reserve Activity	2,324.28	-	2,324.28	23,241.42	-	23,241.42	-
Total Income	2,324.28	-	2,324.28	23,241.42	-	23,241.42	-
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	2,324.28	-	2,324.28	16,990.12	-	16,990.12	-
Net Total	2,392.33	(.02)	2,392.35	8,149.50	(.20)	8,149.70	-