

# Country Club Ridge Condominium Association, Inc.

Balance Sheet For 11/30/2025

## Assets

|                                   |               |
|-----------------------------------|---------------|
| First Citizen Bank Operating      | \$20,921.17   |
| First Citizen Bank - Reserve Acct | \$22,374.72   |
| Blue Sky Wealth Management        | \$166,012.05  |
| Accounts Receivable               | \$4,360.00    |
| 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

**\$204,009.56**

## Income

|                          |               |
|--------------------------|---------------|
| Capital Gains - Reserves | (\$18,941.96) |
|--------------------------|---------------|

## Total Income

**(\$18,941.96)**

**Total Assets**

**\$185,067.60**

## Liabilities

|                     |             |
|---------------------|-------------|
| Accounts Payable    | \$1,872.00  |
| Due to Reserves     | \$18,186.72 |
| Prepaid Assessments | \$2,443.50  |
| Suspense            | (\$275.33)  |

## Total Liabilities

**\$22,226.89**

## Equity

|                            |              |
|----------------------------|--------------|
| Retained Earning Operating | \$4,114.91   |
| Net Income                 | \$18,227.45  |
| Retained Earnings Reserve  | \$135,498.35 |

## Total Equity

**\$157,840.71**

## Reserve Activity

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

## Total Reserve Activity

**\$5,000.00**

**Total Liabilities / Equity**

**\$185,067.60**

# Country Club Ridge Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

|                                    | 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  | -        | 280,192.00   | 280,192.00  | -        | 305,664.00    |
| 4100 - Late Fee Income             | 150.00         | -          | 150.00   | 1,900.00     | -           | 1,900.00 | -             |
| 4450 - Interest Income - Operating | 1.30           | -          | 1.30     | 14.18        | -           | 14.18    | -             |
| 4500 - Reserve Income              | (2,322.00)     | (2,322.00) | -        | (25,542.00)  | (25,542.00) | -        | (27,864.00)   |
| Total Income                       | 23,301.30      | 23,150.00  | 151.30   | 256,564.18   | 254,650.00  | 1,914.18 | 277,800.00    |
| Total Income                       | 23,301.30      | 23,150.00  | 151.30   | 256,564.18   | 254,650.00  | 1,914.18 | 277,800.00    |

## Operating Expense

### Utilities Expense

|                                |                 |                 |                 |                  |                  |                   |                  |
|--------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
| 5050 - Electric                | 574.25          | 416.67          | (157.58)        | 6,657.89         | 4,583.37         | (2,074.52)        | 5,000.00         |
| 5100 - Water/Sewer             | -               | 3,250.00        | 3,250.00        | 42,564.43        | 35,750.00        | (6,814.43)        | 39,000.00        |
| 5400 - Trash Removal           | 1,058.40        | 1,197.00        | 138.60          | 11,491.20        | 13,167.00        | 1,675.80          | 14,364.00        |
| <b>Total Utilities Expense</b> | <b>1,632.65</b> | <b>4,863.67</b> | <b>3,231.02</b> | <b>60,713.52</b> | <b>53,500.37</b> | <b>(7,213.15)</b> | <b>58,364.00</b> |

### Maintenance Expense

|                                       |                 |                 |                 |                   |                  |                    |                   |
|---------------------------------------|-----------------|-----------------|-----------------|-------------------|------------------|--------------------|-------------------|
| 6000 - Building Maintenance           | -               | 416.67          | 416.67          | 18,845.10         | 4,583.37         | (14,261.73)        | 5,000.00          |
| 6150 - Painting                       | 5,641.66        | 2,916.67        | (2,724.99)      | 33,849.98         | 32,083.37        | (1,766.61)         | 35,000.00         |
| 6200 - Roof & Gutter Maint            | -               | 416.67          | 416.67          | -                 | 4,583.37         | 4,583.37           | 5,000.00          |
| 6250 - Plumbing repairs               | -               | -               | -               | 2,925.00          | -                | (2,925.00)         | -                 |
| 6500 - Landscape Contract             | -               | 1,791.67        | 1,791.67        | 20,932.88         | 19,708.37        | (1,224.51)         | 21,500.00         |
| 6525 - Irrigation Repairs             | -               | 166.67          | 166.67          | 816.00            | 1,833.37         | 1,017.37           | 2,000.00          |
| 6535 - BackFlow Preventors            | -               | 83.33           | 83.33           | 910.00            | 916.63           | 6.63               | 1,000.00          |
| 6550 - Trees Replacement / Maintenan  | -               | -               | -               | 3,311.00          | -                | (3,311.00)         | -                 |
| 6610 - Asphalt & Concrete Maintenance | -               | 833.33          | 833.33          | 9,534.00          | 9,166.63         | (367.37)           | 10,000.00         |
| 6700 - Snow Removal                   | -               | 1,666.67        | 1,666.67        | 16,087.50         | 18,333.37        | 2,245.87           | 20,000.00         |
| 6750 - Lighting Maintenance           | 53.58           | 41.67           | (11.91)         | 722.18            | 458.37           | (263.81)           | 500.00            |
| 6800 - Misc Grounds Maint             | -               | 416.67          | 416.67          | -                 | 4,583.37         | 4,583.37           | 5,000.00          |
| 6825 - Fence Maintenance & Repair     | -               | 41.67           | 41.67           | -                 | 458.37           | 458.37             | 500.00            |
| 6850 - Signage                        | -               | -               | -               | 240.00            | -                | (240.00)           | -                 |
| <b>Total Maintenance Expense</b>      | <b>5,695.24</b> | <b>8,791.69</b> | <b>3,096.45</b> | <b>108,173.64</b> | <b>96,708.59</b> | <b>(11,465.05)</b> | <b>105,500.00</b> |

### Administration Expense

|                              |          |          |          |           |           |            |           |
|------------------------------|----------|----------|----------|-----------|-----------|------------|-----------|
| 7000 - Management            | 1,596.03 | 1,596.03 | -        | 17,556.33 | 17,556.33 | -          | 19,152.36 |
| 7025 - Professional Services | -        | 41.67    | 41.67    | -         | 458.37    | 458.37     | 500.00    |
| 7100 - Administration        | 294.67   | 250.00   | (44.67)  | 2,547.02  | 2,750.00  | 202.98     | 3,000.00  |
| 7200 - Insurance             | -        | 7,333.33 | 7,333.33 | 66,900.84 | 80,666.63 | 13,765.79  | 88,000.00 |
| 7300 - Audit/Tax Return      | -        | 41.67    | 41.67    | -         | 458.37    | 458.37     | 500.00    |
| 7340 - Reserve Study         | -        | 159.05   | 159.05   | -         | 1,749.55  | 1,749.55   | 1,908.64  |
| 7500 - Legal                 | -        | 62.50    | 62.50    | 1,750.00  | 687.50    | (1,062.50) | 750.00    |
| 7800 - Community Events      | -        | 8.33     | 8.33     | -         | 91.63     | 91.63      | 100.00    |
| 7900 - Bank Charges          | -        | 2.08     | 2.08     | 10.00     | 22.88     | 12.88      | 25.00     |

# Country Club Ridge Condominium Association, Inc.

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

|                              | Current Period |           |           | Year To Date |            |            | Annual Budget |
|------------------------------|----------------|-----------|-----------|--------------|------------|------------|---------------|
|                              | Actual         | Budget    | Variance  | Actual       | Budget     | Variance   |               |
| Operating Expense            |                |           |           |              |            |            |               |
| Total Administration Expense | 1,890.70       | 9,494.66  | 7,603.96  | 88,764.19    | 104,441.26 | 15,677.07  | 113,936.00    |
| Total Expense                | 9,218.59       | 23,150.02 | 13,931.43 | 257,651.35   | 254,650.22 | (3,001.13) | 277,800.00    |
| Operating Net Total          | 14,082.71      | (.02)     | 14,082.73 | (1,087.17)   | (.22)      | (1,086.95) | -             |

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## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

|                                | 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  | 25,542.00    | -      | 25,542.00  | -             |
| 8100 - Reserve Interest Income | 2.50           | -      | 2.50      | 23.92        | -      | 23.92      | -             |
| Total Reserve Activity         | 2,324.50       | -      | 2,324.50  | 25,565.92    | -      | 25,565.92  | -             |
| Total Income                   | 2,324.50       | -      | 2,324.50  | 25,565.92    | -      | 25,565.92  | -             |
| 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              | 2,324.50       | -      | 2,324.50  | 19,314.62    | -      | 19,314.62  | -             |
| Net Total                      | 16,407.21      | (.02)  | 16,407.23 | 18,227.45    | (.22)  | 18,227.67  | -             |