

Crystal Bluffs HOA
Profit & Loss Budget vs. Actual
 January through December 2022

	<u>Jan - Dec</u> <u>22 Actuals</u>	<u>2022</u> <u>Budget</u>	<u>\$ Over</u> <u>Budget</u>
Ordinary Income/Expense			
Income			
Reserve Fund Interest	9.04		
Reserve Fund Assessment	17,669.76	17,670.00	-0.24
Finance Charge	16.95		
Operating Assessment	90,810.24	90,810.00	0.24
Total Income	<u>108,505.99</u>	<u>108,480.00</u>	<u>25.99</u>
Gross Profit	108,505.99	108,480.00	25.99
Expense			
Administrative Expense			
CO Annual Reporting/Filing Fees	54.50		
Bank Service Charge	36.00		
Administrative Expense - Other	0.00	300.00	-300.00
Total Administrative Expense	90.50	300.00	-209.50
Insurance (Businessowners/Umbrella Policies)	18,320.35	13,000.00	5,320.35
Landscaping and Upkeep			
Gutter Cleaning	2,093.00	600.00	1,493.00
Irrigation / Repairs	3,152.00	2,000.00	1,152.00
Deer Fencing	0.00	400.00	-400.00
Tree Maintenance	515.00	1,000.00	-485.00
Landscaping	12,124.89	17,000.00	-4,875.11
Landscaping and Upkeep - Other	375.50		
Total Landscaping and Upkeep	18,260.39	21,000.00	-2,739.61
Management Fees	10,935.00	11,055.00	-120.00
Miscellaneous	0.00	0.00	0.00
Office (Office Supplies)			
Office Supplies	328.32		
Postage/Delivery	45.72		
Office (Office Supplies) - Other	0.00	0.00	0.00
Total Office (Office Supplies)	374.04	200.00	174.04
Professional Fees			
Additional Management Fees	795.00		
Reserve Study	3,713.85		
Legal Fees	1,120.00		
Tax Preparation	380.00	375.00	5.00
Total Professional Fees	6,008.85	375.00	5,633.85
Repairs (Repairs and Maintenance)			
Road	1,886.56		

Crystal Bluffs HOA
Profit & Loss Budget vs. Actual
 January through December 2022

	<u>Jan - Dec 22 Actuals</u>	<u>2022 Budget</u>	<u>\$ Over Budget</u>
Unit Repairs	20,771.87	7,000.00	13,771.87
Repairs (Repairs and Maintenance) - Other	93.06		
Total Repairs (Repairs and Maintenance)	<u>22,751.49</u>	<u>7,000.00</u>	<u>15,751.49</u>
Snow Plowing	2,980.00	3,500.00	-520.00
Utilities (Utilities)			
Electricity	165.86	180.00	-14.14
Water	1,168.00	1,200.00	-32.00
Total Utilities (Utilities)	<u>1,333.86</u>	<u>1,380.00</u>	<u>-46.14</u>
Transfer to Funds			
Reserve Fund Contribution	17,670.00	17,670.00	0.00
Total Transfer to Funds	<u>17,670.00</u>	<u>17,670.00</u>	<u>0.00</u>
Total Expense	<u>98,724.48</u>	<u>75,480.00</u>	<u>23,244.48</u>
Net Ordinary Income	9,781.51	33,000.00	-23,218.49
		RESERVE FUND	
Reserve Fund Expenses			
Painting	27,580.00	33,000.00	-5,420.00
Total Reserve Fund Expenses	<u>27,580.00</u>	<u>33,000.00</u>	<u>-5,420.00</u>
Total Other Expense	27,580.00	33,000.00	-5,420.00

1:52 PM

01/23/23

Accrual Basis

Crystal Bluffs HOA
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank Reserve	28,725.98
Alpine Bank Operating	14,433.79
Total Checking/Savings	<u>43,159.77</u>
Accounts Receivable	
Accounts Receivable	-5,155.00
Total Accounts Receivable	<u>-5,155.00</u>
Total Current Assets	<u>38,004.77</u>
TOTAL ASSETS	<u>38,004.77</u>
LIABILITIES & EQUITY	
Equity	
Reserve Fund	28,223.26
Net Income	9,781.51
Total Equity	<u>38,004.77</u>
TOTAL LIABILITIES & EQUITY	<u>38,004.77</u>

Negative amount in A/R reflects dues payments made prior to due date