

Crystal Bluffs HOA
Profit & Loss Budget Performance
June 2023

| | Jan - Jun 23 | YTD Budget | Annual Budget |
|---|---------------------|-------------------|----------------------|
| Operating Income/Expense | | | |
| Income | | | |
| Operating Assessment | 33,542.40 | 33,542.52 | 67,085.00 |
| Total Income | <u>33,542.40</u> | <u>33,542.52</u> | <u>67,085.00</u> |
| | 33,542.40 | 33,542.52 | 67,085.00 |
| Expense | | | |
| Administrative Expense | | | |
| CO Annual Reporting/Filing Fees | 11.50 | 13.50 | 50.00 |
| Administrative Expense - Other | - | 300.00 | 300.00 |
| Total Administrative Expense | <u>11.50</u> | <u>313.50</u> | <u>350.00</u> |
| Insurance (Businessowners/Umbrella Policies) | 10,898.51 | 11,000.02 | 22,000.00 |
| Landscaping and Upkeep | | | |
| Gutter Cleaning | - | - | 600.00 |
| Irrigation / Repairs | 1,242.00 | 1,250.01 | 2,500.00 |
| Deer Fencing | - | - | 400.00 |
| Tree Maintenance | - | 1,850.00 | 3,000.00 |
| Landscaping | <u>4,980.00</u> | <u>6,428.58</u> | <u>15,000.00</u> |
| Total Landscaping and Upkeep | <u>6,222.00</u> | <u>9,528.59</u> | <u>21,500.00</u> |
| Contract Management Fees | 5,370.00 | 5,527.50 | 11,055.00 |
| Office (Office Supplies) | | | |
| Office Supplies | - | 55.00 | 55.00 |
| Postage/Delivery | <u>33.60</u> | <u>22.50</u> | <u>45.00</u> |
| Total Office (Office Supplies) | <u>33.60</u> | <u>77.50</u> | <u>100.00</u> |
| Professional Fees | | | |
| Additional Management Fees | 980.00 | 300.00 | 300.00 |
| Tax Preparation | 555.00 | 400.00 | 400.00 |
| Professional Fees - Other | - | - | - |
| Total Professional Fees | <u>1,535.00</u> | <u>700.00</u> | <u>700.00</u> |
| Repairs (Repairs and Maintenance) | | | |
| Unit Repairs | 357.50 | | |
| Repairs (Repairs and Maintenance) - Other | - | 7,000.00 | 7,000.00 |
| Total Repairs (Repairs and Maintenance) | <u>357.50</u> | <u>7,000.00</u> | <u>7,000.00</u> |
| Snow Plowing | 3,000.00 | 1,200.00 | 3,000.00 |
| Utilities (Utilities) | | | |
| Electricity | 95.73 | 90.00 | 180.00 |
| Water | <u>1,285.00</u> | <u>600.00</u> | <u>1,200.00</u> |
| Total Utilities (Utilities) | <u>1,380.73</u> | <u>690.00</u> | <u>1,380.00</u> |
| Total Expense | <u>28,808.84</u> | <u>36,037.11</u> | <u>67,085.00</u> |
| Net Operating Income | 4,733.56 | (2,494.59) | - |

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Profit & Loss Budget Performance
June 2023

| | <u>Jan - Jun 23</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|-------------------------------------|--------------------------|-------------------------|-------------------------|
| Reserve Income/Expense | | | |
| Reserve Income | | | |
| Reserve Fund Income | | | |
| Reserve Assessment | 21,657.60 | 21,658.02 | 43,316.08 |
| Special Assessment 2023 | 400,000.00 | | |
| Reserve Fund Interest | 233.95 | | |
| Total Reserve Fund Income | <u>421,891.55</u> | <u>21,658.02</u> | <u>43,316.08</u> |
| Total Reserve Income | 421,891.55 | 21,658.02 | 43,316.08 |
| Reserve Expense | | | |
| Reserve Fund Expenses | | | |
| Roof Replacement | 310,963.29 | | |
| Total Reserve Fund Expenses | <u>310,963.29</u> | | |
| Total Reserve Expense | <u>310,963.29</u> | | |
| Net Reserve Income | <u>110,928.26</u> | <u>21,658.02</u> | <u>43,316.08</u> |
| Net Operating / Reserve Fund | <u><u>115,661.82</u></u> | <u><u>19,163.43</u></u> | <u><u>43,316.08</u></u> |

Crystal Bluffs HOA
Balance Sheet
June 30, 2023

| | Jun 30, 23 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Alpine Bank Operating | 22,503.91 |
| Alpine Bank Reserve | 64,654.68 |
| First Bank | 75,000.00 |
| Total Checking/Savings | 162,158.59 |
| Accounts Receivable | |
| Accounts Receivable | -6,910.00 |
| Total Accounts Receivable | -6,910.00 |
| Total Current Assets | 155,248.59 |
| TOTAL ASSETS | 155,248.59 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 1,582.00 |
| Total Accounts Payable | 1,582.00 |
| Total Current Liabilities | 1,582.00 |
| Total Liabilities | 1,582.00 |
| Equity | |
| Retained Earnings | 38,004.77 |
| Net Income | 115,661.82 |
| Total Equity | 153,666.59 |
| TOTAL LIABILITIES & EQUITY | 155,248.59 |