

Crystal Bluffs HOA
Profit & Loss Budget vs. Actual
January through December 2023

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Operating Income/Expense			
Income			
Operating Assessment	67,084.80	67,085.00	(0.20)
Total Income	<u>67,084.80</u>	<u>67,085.00</u>	<u>(0.20)</u>
	67,084.80	67,085.00	(0.20)
Expense			
Administrative Expense			
CO Annual Reporting/Filing Fees	106.51	50.00	56.51
Administrative Expense - Other	-	300.00	(300.00)
Total Administrative Expense	<u>106.51</u>	<u>350.00</u>	<u>(243.49)</u>
Insurance (Businessowners/Umbrella Policies)	22,078.64	22,000.00	78.64
Landscaping and Upkeep			
Gutter Cleaning	1,752.38	600.00	1,152.38
Irrigation / Repairs	1,703.50	2,500.00	(796.50)
Deer Fencing	630.00	400.00	230.00
Tree Maintenance	5,264.75	3,000.00	2,264.75
Landscaping	12,035.00	15,000.00	(2,965.00)
Total Landscaping and Upkeep	<u>21,385.63</u>	<u>21,500.00</u>	<u>(114.37)</u>
Contract Management Fees	10,740.00	11,055.00	(315.00)
Office (Office Supplies)			
Office Supplies	542.62	55.00	487.62
Postage/Delivery	71.10	45.00	26.10
Total Office (Office Supplies)	<u>613.72</u>	<u>100.00</u>	<u>513.72</u>
Professional Fees			
Additional Management Fees	1,800.00	300.00	1,500.00
Legal Fees	5,263.17	-	5,263.17
Tax Preparation	555.00	400.00	155.00
Professional Fees - Other	-	-	-
Total Professional Fees	<u>7,618.17</u>	<u>700.00</u>	<u>6,918.17</u>
Repairs (Repairs and Maintenance)			
Road	133.04		
Unit Repairs	4,116.53		
Repairs (Repairs and Maintenance) - Other	-	7,000.00	(7,000.00)
Total Repairs (Repairs and Maintenance)	<u>4,249.57</u>	<u>7,000.00</u>	<u>(2,750.43)</u>
Snow Plowing	4,360.00	3,000.00	1,360.00
Utilities (Utilities)			
Electricity	191.55	180.00	11.55
Water	1,285.00	1,200.00	85.00
Total Utilities (Utilities)	<u>1,476.55</u>	<u>1,380.00</u>	<u>96.55</u>
Total Expense	<u>72,628.79</u>	<u>67,085.00</u>	<u>5,543.79</u>
Net Operating Income	(5,543.99)	-	(5,543.99)

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	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Reserve Income/Expense			
Reserve Income			
Reserve Fund Income			
Reserve Assessment	43,315.20	43,316.08	(0.88)
Special Assessment 2023	400,000.00		
Reserve MM Interest	1,096.53		
CD Accrued Interest	682.66		
Total Reserve Fund Income	<u>445,094.39</u>	<u>43,316.08</u>	<u>401,778.31</u>
Total Reserve Income	445,094.39	43,316.08	401,778.31
Reserve Expense			
Reserve Fund Expenses			
Deck Repair	1,900.00		
Roof Replacement	310,963.29		
Painting	9,660.00		
Total Reserve Fund Expenses	<u>322,523.29</u>		
Total Reserve Expense	<u>322,523.29</u>		
Net Reserve Income	<u>122,571.10</u>	<u>43,316.08</u>	<u>79,255.02</u>
Net Operating / Reserve Fund	<u><u>117,027.11</u></u>	<u><u>43,316.08</u></u>	<u><u>73,711.03</u></u>

Crystal Bluffs HOA Balance Sheet

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank Operating	6739.95
Alpine Bank Reserve	75615.30
First Bank CD	75682.66
Total Checking/Savings	<u>158037.91</u>
Accounts Receivable	
Accounts Receivable	(3006.03)
Total Accounts Receivable	<u>(3006.03)</u>
Total Current Assets	<u>155031.88</u>
TOTAL ASSETS	<u>155031.88</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	38004.77
Net Income	117027.11
Total Equity	<u>155031.88</u>
TOTAL LIABILITIES & EQUITY	<u>155031.88</u>

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