

Crystal Bluffs HOA Balance Sheet

	<u>Jun 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank Operating	2,668.70
Alpine Bank Reserve	51,405.55
First Bank CD	<u>77,578.77</u>
Total Checking/Savings	131,653.02
Accounts Receivable	
Accounts Receivable	<u>-658.33</u>
Total Accounts Receivable	<u>-658.33</u>
Total Current Assets	<u>130,994.69</u>
TOTAL ASSETS	<u><u>130,994.69</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	155,031.88
Net Income	<u>-24,037.19</u>
Total Equity	<u>130,994.69</u>
TOTAL LIABILITIES & EQUITY	<u><u>130,994.69</u></u>

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

Crystal Bluffs HOA
Profit & Loss Budget Performance
June 2024

	<u>Jan - Jun 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Operating Income/Expense			
Income			
Operating Assessment	34,631.64	34,631.48	69,263.00
Total Income	<u>34,631.64</u>	<u>34,631.48</u>	<u>69,263.00</u>
Expense			
Administrative Expense			
CO Annual Reporting/Filing Fees	11.50	11.55	61.00
Administrative Expense - Other	0.00	300.00	300.00
Total Administrative Expense	<u>11.50</u>	<u>311.55</u>	<u>361.00</u>
Insurance (Businessowners/Umbrella Policies)	11,941.08	13,200.00	26,400.00
Landscaping and Upkeep			
Gutter Cleaning	137.50	1,000.00	1,000.00
Irrigation / Repairs	2,852.00	666.66	2,000.00
Deer Fencing	330.00	500.00	1,000.00
Tree Maintenance	0.00	1,000.00	3,000.00
Landscaping	4,594.44	3,500.00	14,000.00
Total Landscaping and Upkeep	<u>7,913.94</u>	<u>6,666.66</u>	<u>21,000.00</u>
Contract Management Fees	5,527.50	5,527.50	11,055.00
Office (Office Supplies)			
Office Supplies	19.99	89.00	89.00
Postage/Delivery	32.38	43.50	100.00
Total Office (Office Supplies)	<u>52.37</u>	<u>132.50</u>	<u>189.00</u>
Professional Fees			
Additional Management Fees	245.00	300.00	300.00
Legal Fees	0.00	2,000.00	2,000.00
Tax Preparation	500.00	455.00	455.00
Total Professional Fees	<u>745.00</u>	<u>2,755.00</u>	<u>2,755.00</u>
Income Taxes			
State	52.00		
Federal	378.00		
Total Income Taxes	<u>430.00</u>		
Repairs (Repairs and Maintenance)			
Unit Repairs	1,989.99	2,500.00	2,500.00
Total Repairs (Repairs and Maintenance)	<u>1,989.99</u>	<u>2,500.00</u>	<u>2,500.00</u>
Snow Plowing	3,680.00	1,400.00	3,500.00
Utilities (Utilities)			
Electricity	101.77	90.00	180.00
Water	1,323.00	1,323.00	1,323.00
Total Utilities (Utilities)	<u>1,424.77</u>	<u>1,413.00</u>	<u>1,503.00</u>
Total Expense	<u>33,716.15</u>	<u>33,906.21</u>	<u>69,263.00</u>
Net Operating Income	915.49	725.27	0.00

Crystal Bluffs HOA
Profit & Loss Budget Performance
June 2024

	<u>Jan - Jun 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Reserve Income/Expense			
Reserve Income			
Reserve Fund Income			
Reserve Assessment	22,307.46	22,307.48	44,615.00
Reserve MM Interest	1,023.01		
CD Accrued Interest	1,896.11		
Total Reserve Fund Income	<u>25,226.58</u>	<u>22,307.48</u>	<u>44,615.00</u>
Total Reserve Income	25,226.58	22,307.48	44,615.00
Reserve Expense			
Reserve Fund Expenses			
Painting	50,179.26	32,500.00	32,500.00
Asphalt - Seal/Repair	0.00	6,000.00	6,000.00
Total Reserve Fund Expenses	<u>50,179.26</u>	<u>38,500.00</u>	<u>38,500.00</u>
Total Reserve Expense	50,179.26	38,500.00	38,500.00
Net Reserve Income	<u>-24,952.68</u>	<u>-16,192.52</u>	<u>6,115.00</u>
Net Operating / Reserve Fund	<u><u>-24,037.19</u></u>	<u><u>-15,467.25</u></u>	<u><u>6,115.00</u></u>