

Crystal Bluffs HOA
Balance Sheet
September 30, 2024

| | <u>Sep 30, 24</u> |
|---------------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Alpine Bank Operating | 5,131.29 |
| Alpine Bank Reserve | 38,713.66 |
| First Bank CD | <u>78,896.32</u> |
| Total Checking/Savings | <u>122,741.27</u> |
| Accounts Receivable | |
| Accounts Receivable | <u>(5,118.99)</u> |
| Total Accounts Receivable | <u>(5,118.99)</u> |
| Total Current Assets | <u>117,622.28</u> |
| TOTAL ASSETS | <u><u>117,622.28</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | <u>2,570.84</u> |
| Total Accounts Payable | <u>2,570.84</u> |
| Total Current Liabilities | <u>2,570.84</u> |
| Total Liabilities | 2,570.84 |
| Equity | |
| Retained Earnings | 155,031.88 |
| Net Income | <u>(39,980.44)</u> |
| Total Equity | <u>115,051.44</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>117,622.28</u></u> |

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

Crystal Bluffs HOA
Profit & Loss Budget Performance
January through September 2024

| | <u>Jan - Sep 24</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|---|---------------------|-------------------|----------------------|
| Operating Income/Expense | | | |
| Income | | | |
| Operating Assessment | 51,947.46 | 51,947.24 | 69,263.00 |
| Total Income | <u>51,947.46</u> | <u>51,947.24</u> | <u>69,263.00</u> |
| Expense | | | |
| Administrative Expense | | | |
| CO Annual Reporting/Filing Fees | 11.50 | 11.55 | 61.00 |
| Bank Service Charge | 11.84 | | |
| Administrative Expense - Other | - | 300.00 | 300.00 |
| Total Administrative Expense | <u>23.34</u> | <u>311.55</u> | <u>361.00</u> |
| Insurance (Businessowners/Umbrella Policies) | 19,715.60 | 19,800.00 | 26,400.00 |
| Landscaping and Upkeep | | | |
| Gutter Cleaning | 550.00 | 1,000.00 | 1,000.00 |
| Irrigation / Repairs | 5,152.00 | 1,666.65 | 2,000.00 |
| Deer Fencing | 330.00 | 500.00 | 1,000.00 |
| Tree Maintenance | 200.00 | 2,500.00 | 3,000.00 |
| Landscaping | 9,283.77 | 8,750.00 | 14,000.00 |
| Total Landscaping and Upkeep | <u>15,515.77</u> | <u>14,416.65</u> | <u>21,000.00</u> |
| Contract Management Fees | 8,291.25 | 8,291.25 | 11,055.00 |
| Office (Office Supplies) | | | |
| Office Supplies | 19.99 | 89.00 | 89.00 |
| Postage/Delivery | 75.57 | 65.25 | 100.00 |
| Total Office (Office Supplies) | <u>95.56</u> | <u>154.25</u> | <u>189.00</u> |
| Professional Fees | | | |
| Additional Management Fees | 525.00 | 300.00 | 300.00 |
| Legal Fees | - | 2,000.00 | 2,000.00 |
| Tax Preparation | 500.00 | 455.00 | 455.00 |
| Total Professional Fees | <u>1,025.00</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 | 6,355.06 | 2,500.00 | 2,500.00 |
| Total Repairs (Repairs and Maintenance) | <u>6,355.06</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 | 149.18 | 135.00 | 180.00 |
| Water | 1,323.00 | 1,323.00 | 1,323.00 |
| Total Utilities (Utilities) | <u>1,472.18</u> | <u>1,458.00</u> | <u>1,503.00</u> |
| Total Expense | <u>56,603.76</u> | <u>51,086.70</u> | <u>69,263.00</u> |
| Net Operating Income | (4,656.30) | 860.54 | - |

Crystal Bluffs HOA
Profit & Loss Budget Performance
 January through September 2024

| | <u>Jan - Sep 24</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|-------------------------------------|---------------------------|--------------------------|------------------------|
| Reserve Income/Expense | | | |
| Reserve Income | | | |
| Reserve Fund Income | | | |
| Reserve Assessment | 33,461.19 | 33,461.24 | 44,615.00 |
| Reserve MM Interest | 1,356.52 | | |
| CD Accrued Interest | 3,213.66 | | |
| Total Reserve Fund Income | <u>38,031.37</u> | <u>33,461.24</u> | <u>44,615.00</u> |
| Total Reserve Income | <u>38,031.37</u> | <u>33,461.24</u> | <u>44,615.00</u> |
| Reserve Expense | | | |
| Reserve Fund Expenses | | | |
| Painting | 50,179.26 | 32,500.00 | 32,500.00 |
| Asphalt - Seal/Repair | 23,176.25 | 6,000.00 | 6,000.00 |
| Total Reserve Fund Expenses | <u>73,355.51</u> | <u>38,500.00</u> | <u>38,500.00</u> |
| Total Reserve Expense | <u>73,355.51</u> | <u>38,500.00</u> | <u>38,500.00</u> |
| Net Reserve Income | <u>(35,324.14)</u> | <u>(5,038.76)</u> | <u>6,115.00</u> |
| Net Operating / Reserve Fund | <u>(39,980.44)</u> | <u>(4,178.22)</u> | <u>6,115.00</u> |