

Crystal Bluffs HOA
Balance Sheet

	<u>Mar 31, 26</u>	<u>Mar 31, 25</u>
ASSETS		
Current Assets		
Checking/Savings		
Alpine Bank Operating	3,422.98	14,202.43
Alpine Bank Reserve	38,565.97	50,272.20
First Bank CD x2413 (182 Day, 3.34%, mat. 6/23/26)	41,870.46	80,743.27
First Bank CD x7802 (91 Day, 3.49%, mat. 6/30/26)	41,870.46	-
Total Checking/Savings	<u>125,729.87</u>	<u>145,217.90</u>
Accounts Receivable		
Accounts Receivable	176.10	161.64
Total Accounts Receivable	<u>176.10</u>	<u>161.64</u>
Total Current Assets	<u>125,905.97</u>	<u>145,379.54</u>
TOTAL ASSETS	<u><u>125,905.97</u></u>	<u><u>145,379.54</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Pre-paid HOA Dues	7,814.88	4,966.58
Total Other Current Liabilities	<u>7,814.88</u>	<u>4,966.58</u>
Total Current Liabilities	<u>7,814.88</u>	<u>4,966.58</u>
Total Liabilities	7,814.88	4,966.58
Equity		
Retained Earnings	108,100.86	123,129.98
Net Income	9,990.23	17,282.98
Total Equity	<u>118,091.09</u>	<u>140,412.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>125,905.97</u></u>	<u><u>145,379.54</u></u>

Crystal Bluffs HOA
Profit & Loss Budget Performance
 March 2026

	<u>Mar 26</u>	<u>Budget</u>	<u>Jan - Mar 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Operating Income/Expense					
Income					
Operating Assessment	4,728.65	6,352.42	19,057.31	19,057.22	76,229.00
Total Income	<u>4,728.65</u>	<u>6,352.42</u>	<u>19,057.31</u>	<u>19,057.22</u>	<u>76,229.00</u>
Expense					
Administrative Expense					
Office Supplies	-	-	24.78	50.00	50.00
Postage/Delivery	1.56	3.65	5.46	8.03	60.00
CO Annual Reporting/Filing Fees	-	-	-	-	80.00
Bank Service Charge	9.47	-	22.74	15.00	15.00
Misc	-	-	-	-	300.00
Total Administrative Expense	<u>11.03</u>	<u>3.65</u>	<u>52.98</u>	<u>73.03</u>	<u>505.00</u>
Insurance (Businessowners/Umbrella Policies)	3,323.25	2,570.82	9,969.75	7,712.46	30,000.00
Professional Fees					
Contract Management Fees	921.25	921.25	2,763.75	2,763.75	11,055.00
Additional Management Fees	190.00	-	878.75	-	300.00
Legal Fees	3,373.00	-	6,873.00	2,000.00	2,000.00
Tax Preparation	-	515.00	530.00	515.00	515.00
Total Professional Fees	<u>4,484.25</u>	<u>1,436.25</u>	<u>11,045.50</u>	<u>5,278.75</u>	<u>13,870.00</u>
Income Taxes					
State	-	100.00	-	100.00	100.00
Federal	-	550.00	-	550.00	550.00
Total Income Taxes	<u>-</u>	<u>650.00</u>	<u>-</u>	<u>650.00</u>	<u>650.00</u>
Repairs (Repairs and Maintenance)					
Unit Repairs	119.73	208.33	119.73	625.03	2,500.00
Total Repairs (Repairs and Maintenance)	<u>119.73</u>	<u>208.33</u>	<u>119.73</u>	<u>625.03</u>	<u>2,500.00</u>
Landscaping and Upkeep					
Gutter Cleaning	-	500.00	-	500.00	500.00
Irrigation / Repairs	285.00	-	285.00	-	2,500.00
Deer Fencing	-	-	-	-	600.00
Tree Maintenance	1,406.56	-	1,406.56	-	3,000.00
Landscaping	-	-	-	-	15,000.00
Total Landscaping and Upkeep	<u>1,691.56</u>	<u>500.00</u>	<u>1,691.56</u>	<u>500.00</u>	<u>21,600.00</u>
Snow Plowing	-	1,100.00	2,242.50	3,300.00	5,500.00
Utilities (Utilities)					
Electricity	22.75	17.92	77.47	53.72	215.00
Water	-	-	-	-	1,389.00
Total Utilities (Utilities)	<u>22.75</u>	<u>17.92</u>	<u>77.47</u>	<u>53.72</u>	<u>1,604.00</u>
Total Expense	<u>9,652.57</u>	<u>6,486.97</u>	<u>25,199.49</u>	<u>18,192.99</u>	<u>76,229.00</u>
Net Operating Income	(4,923.92)	(134.55)	(6,142.18)	864.23	-
Reserve Income/Expense					
Reserve Income					
Reserve Fund Income					
Reserve Assessment	3,613.78	4,854.75	14,564.21	14,564.25	58,257.00
Reserve MM Interest	31.67	-	105.95	-	-
CD Accrued Interest	-	-	1,462.25	-	-
Total Reserve Fund Income	<u>3,645.45</u>	<u>4,854.75</u>	<u>16,132.41</u>	<u>14,564.25</u>	<u>58,257.00</u>
Total Reserve Income	3,645.45	4,854.75	16,132.41	14,564.25	58,257.00

Crystal Bluffs HOA
Profit & Loss Budget Performance
 March 2026

	<u>Mar 26</u>	<u>Budget</u>	<u>Jan - Mar 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Reserve Expense					
Reserve Fund Expenses					
Patio Repair/Replace	-	-	-	-	1,858.00
Siding Repair/Replace	-	-	-	-	8,000.00
Stone Veneer Repair/Replace	-	-	-	-	5,500.00
Painting	-	-	-	-	18,194.00
Asphalt - Seal/Repair	-	-	-	-	15,000.00
Total Reserve Fund Expenses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>48,552.00</u>
Total Reserve Expense	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>48,552.00</u>
Net Reserve Income	<u>3,645.45</u>	<u>4,854.75</u>	<u>16,132.41</u>	<u>14,564.25</u>	<u>9,705.00</u>
Net Income	<u>(1,278.47)</u>	<u>4,720.20</u>	<u>9,990.23</u>	<u>15,428.48</u>	<u>9,705.00</u>