

Chateau Roaring Fork
Balance Sheet Prev Year Comparison

As of September 30, 2019

	<u>Sep 30, 19</u>	<u>Sep 30, 18</u>
ASSETS		
Current Assets		
Checking/Savings		
1040 · Operating - Community	94,120	0
1055 · Cap Reserve - Community	232,904	0
1090 · REC Reserve-Community	60,285	0
1050 · Operating Account	0	61,567
1060 · Capital Reserve Account	0	167,761
1070 · Rec Area Capital Reserve	0	165,050
Total Checking/Savings	<u>387,309</u>	<u>394,378</u>
Accounts Receivable		
1200 · Accounts Receivable	5,983	(3,354)
1210 · Accounts Receivable Cap Res	8,645	40,422
Total Accounts Receivable	<u>14,628</u>	<u>37,068</u>
Other Current Assets		
1211 · Due from Ops to Cap Res	(2,415)	(1,011)
1225 · Due from Ops to Rec Area Cap	0	(247)
1235 · Prepaid Insurance	7,027	6,312
1270 · Working Capital Dep - Rec Area	2,000	2,000
Total Other Current Assets	<u>6,612</u>	<u>7,054</u>
Total Current Assets	<u>408,549</u>	<u>438,500</u>
Fixed Assets		
1500 · Rec Building	149,367	149,367
1502 · Furniture & Equipment	27,421	27,421
1505 · CRF units# 43ABC	112,115	112,115
1510 · Accumulated Depreciation	(88,334)	(88,334)
Total Fixed Assets	<u>200,569</u>	<u>200,569</u>
TOTAL ASSETS	<u>609,118</u>	<u>639,069</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	13,091	18,062
Total Accounts Payable	<u>13,091</u>	<u>18,062</u>
Other Current Liabilities		
2021 · Due to Cap Res from Ops	(2,415)	(1,011)
2025 · Due to Rec Area Cap from Ops	0	(247)
Total Other Current Liabilities	<u>(2,415)</u>	<u>(1,258)</u>
Total Current Liabilities	<u>10,676</u>	<u>16,804</u>
Total Liabilities	<u>10,676</u>	<u>16,804</u>
Equity		
3000 · Previous Years Owners Equity	269,732	260,009
3100 · Capital Reserve Owners Equity	229,693	277,509
3200 · Rec Area Cap Res Owners Equity	70,331	164,049
Net Income	28,686	(79,303)
Total Equity	<u>598,442</u>	<u>622,264</u>
TOTAL LIABILITIES & EQUITY	<u>609,118</u>	<u>639,068</u>

Chateau Roaring Fork
Operating Profit & Loss Budget Performance

September 2019

	Sep 19	Budget	\$ Over Budget	Jul - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Common Assessment Income	43,191	43,191	0	129,570	129,570	0	518,280
4105 · Interest Income -Operating Acct	9	0	9	30	0	30	0
4110 · Finance Charge - Assessments	119	0	119	343	0	343	0
4350 · Recreation Area Rental Income	100	0	100	417	0	417	300
Total Income	43,419	43,191	228	130,360	129,570	790	518,580
Gross Profit	43,419	43,191	228	130,360	129,570	790	518,580
Expense							
6000 · Maintenance							
6010 · Common Building Maintenance	6,425	4,117	2,308	18,937	13,368	5,569	65,000
6020 · Outside Services	1,141	4,898	(3,757)	9,180	16,216	(7,036)	44,600
6040 · Common Housekeeping	0	672	(672)	0	2,212	(2,212)	8,000
6050 · Common Maintenance Supplies	55	600	(545)	707	2,100	(1,393)	9,000
6060 · Firewood	0	0	0	93	0	93	3,400
6070 · Snow Shoveling	0	0	0	0	0	0	25,000
6080 · Snow Plowing	0	0	0	0	0	0	17,500
6090 · Security	298	298	0	1,702	1,699	3	6,645
6099 · Miscellaneous Contingency	0	833	(833)	1,908	2,500	(592)	10,000
Total 6000 · Maintenance	7,919	11,418	(3,499)	32,527	38,095	(5,568)	189,145
6100 · Administrative							
6110 · Management Fee	3,559	3,559	0	10,677	10,677	0	42,708
6120 · Condominium Association Costs	(975)	0	(975)	(975)	0	(975)	13,000
6130 · Insurance	4,428	4,581	(153)	13,643	13,743	(100)	57,386
6140 · Legal & Professional	0	667	(667)	0	2,000	(2,000)	8,000
Total 6100 · Administrative	7,012	8,807	(1,795)	23,345	26,420	(3,075)	121,094
6200 · Utilities							
6210 · Common Phone	236	200	36	681	600	81	2,400
6220 · Cable Television	2,308	2,307	1	6,923	6,921	2	27,768
6230 · Common Electric & Water	1,609	2,417	(808)	4,844	7,362	(2,518)	35,735
6250 · Sewer	0	0	0	3,787	3,787	0	15,414
6260 · Trash Removal	728	700	28	2,470	2,100	370	8,900
6270 · High Speed Internet	1,010	1,060	(50)	3,029	3,180	(151)	12,816
Total 6200 · Utilities	5,891	6,684	(793)	21,734	23,950	(2,216)	103,033
6300 · Other Expenses							
6310 · Recreation Area	7,720	8,750	(1,030)	23,461	26,250	(2,789)	105,000
Total 6300 · Other Expenses	7,720	8,750	(1,030)	23,461	26,250	(2,789)	105,000
Total Expense	28,542	35,659	(7,117)	101,067	114,715	(13,648)	518,272
Net Ordinary Income	14,877	7,532	7,345	29,293	14,855	14,438	308
Net Income	14,877	7,532	7,345	29,293	14,855	14,438	308

Capital Reserve Profit & Loss Budget Performance

September 2019

	Sep 19	Budget	\$ Over Budget	Jul - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4200 · Capital Reserve Assessments	3,673	3,673	0	11,019	11,019	0	44,076
4205 · Interest Capital Reserve	273	2	271	836	6	830	12
Total Income	3,946	3,675	271	11,855	11,025	830	44,088
Gross Profit	3,946	3,675	271	11,855	11,025	830	44,088
Expense							
6400 · Capital Expenditures							
6491 · Landscape upgrades	2,415	0	2,415	2,415	0	2,415	0
Total 6400 · Capital Expenditures	2,415	0	2,415	2,415	0	2,415	0
Total Expense	2,415	0	2,415	2,415	0	2,415	0
Net Ordinary Income	1,531	3,675	(2,144)	9,440	11,025	(1,585)	44,088
Net Income	1,531	3,675	(2,144)	9,440	11,025	(1,585)	44,088

Chateau Roaring Fork
REC Reserve Profit & Loss Budget Performance

September 2019

	Sep 19	Budget	\$ Over Budget	Jul - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4300 · Rec Area Cap Res Assessments	1,666	1,666	0	4,998	4,998	0	19,992
4305 · Interest Rec Area Cap Reserve	98	1	97	316	3	313	6
Total Income	1,764	1,667	97	5,314	5,001	313	19,998
Gross Profit	1,764	1,667	97	5,314	5,001	313	19,998
Expense							
6300 · Other Expenses							
6310 · Recreation Area	1,844	0	1,844	1,844	0	1,844	0
Total 6300 · Other Expenses	1,844	0	1,844	1,844	0	1,844	0
6500 · Rec Area Capital Expenses	0	0	0	13,516	0	13,516	0
Total Expense	1,844	0	1,844	15,360	0	15,360	0
Net Ordinary Income	(80)	1,667	(1,747)	(10,046)	5,001	(15,047)	19,998
Net Income	(80)	1,667	(1,747)	(10,046)	5,001	(15,047)	19,998

Variance Explanations

Account #	Operating Variance Explanations
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Operating Expense

6010	Common Building Maintenance is \$5,569 over budget (42%) due to painting all of the railroad ties and removing the sandbags from the river.
6099	Miscellaneous Contingency expense represent the removal of the flood prevention sandbags.

Account #	Reserve Variance Explanations
6491	Landscape Upgrades represents the new enclosure for firewood.

Recreation Reserve Expense

6500	CRF portion of additional pool furniture.
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