

Chateau Roaring Fork
Balance Sheet Prev Year Comparison

As of June 30, 2018

	<u>Jun 30, 18</u>	<u>Jun 30, 17</u>
ASSETS		
Current Assets		
Checking/Savings		
1050 · Operating Account	69,211	47,432
1060 · Capital Reserve Account	305,520	791,144
1070 · Rec Area Capital Reserve	164,049	139,552
Total Checking/Savings	<u>538,780</u>	<u>978,128</u>
Accounts Receivable		
1200 · Accounts Receivable	2,243	6,290
1210 · Accounts Receivable Cap Res	77,580	(93,857)
Total Accounts Receivable	<u>79,823</u>	<u>(87,567)</u>
Other Current Assets		
1211 · Due from Ops to Cap Res	(105,590)	(117,057)
1225 · Due from Ops to Rec Area Cap	0	9,992
1235 · Prepaid Insurance	17,768	17,735
1270 · Working Capital Dep - Rec Area	2,000	2,000
Total Other Current Assets	<u>(85,822)</u>	<u>(87,330)</u>
Total Current Assets	<u>532,781</u>	<u>803,231</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>733,350</u>	<u>1,003,800</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	121,336	212,463
Total Accounts Payable	<u>121,336</u>	<u>212,463</u>
Other Current Liabilities		
2021 · Due to Cap Res from Ops	(105,590)	(117,057)
2025 · Due to Rec Area Cap from Ops	0	9,992
Total Other Current Liabilities	<u>(105,590)</u>	<u>(107,065)</u>
Total Current Liabilities	<u>15,746</u>	<u>105,398</u>
Total Liabilities	<u>15,746</u>	<u>105,398</u>
Equity		
3000 · Previous Years Owners Equity	168,629	111,231
3100 · Capital Reserve Owners Equity	580,230	247,539
3200 · Rec Area Cap Res Owners Equity	149,544	133,413
3900 · Retained Earnings	0	2
Net Income	<u>(180,799)</u>	<u>406,218</u>
Total Equity	<u>717,604</u>	<u>898,403</u>
TOTAL LIABILITIES & EQUITY	<u>733,350</u>	<u>1,003,801</u>

Chateau Roaring Fork
Operating Profit & Loss Budget Performance

June 2018

	Jun 18	Budget	\$ Over Budget	Jul '17 - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Common Assessment Income	43,188	43,188	0	518,256	518,256	0	518,256
4110 · Finance Charge - Assessments	265	0	265	2,137	370	1,767	370
4350 · Recreation Area Rental Income	0	0	0	1,328	300	1,028	300
Total Income	43,453	43,188	265	521,721	518,926	2,795	518,926
Gross Profit	43,453	43,188	265	521,721	518,926	2,795	518,926
Expense							
6000 · Maintenance							
6010 · Common Building Maintenance	6,724	13,900	(7,176)	63,462	60,000	3,462	60,000
6020 · Outside Services	1,637	6,620	(4,983)	13,035	49,244	(36,209)	49,244
6040 · Common Housekeeping	0	502	(502)	310	7,200	(6,890)	7,200
6050 · Common Maintenance Supplies	1,186	1,000	186	5,782	9,000	(3,218)	9,000
6060 · Firewood	0	0	0	3,946	3,400	546	3,400
6070 · Snow Shoveling	0	0	0	21,049	25,000	(3,951)	25,000
6080 · Snow Plowing	0	0	0	6,972	17,500	(10,528)	17,500
6090 · Security	611	270	341	6,768	3,900	2,868	3,900
6099 · Miscellaneous Contingency	0	500	(500)	0	6,000	(6,000)	6,000
Total 6000 · Maintenance	10,158	22,792	(12,634)	121,324	181,244	(59,920)	181,244
6100 · Administrative							
6110 · Management Fee	3,354	3,354	0	40,248	40,248	0	40,248
6120 · Condominium Association Costs	24	0	24	7,160	13,000	(5,840)	13,000
6130 · Insurance	4,581	4,970	(389)	55,075	57,808	(2,733)	57,808
6140 · Legal & Professional	0	2,083	(2,083)	250	25,000	(24,750)	25,000
Total 6100 · Administrative	7,959	10,407	(2,448)	102,733	136,056	(33,323)	136,056
6200 · Utilities							
6210 · Common Phone	174	200	(26)	2,091	2,400	(309)	2,400
6220 · Cable Television	2,219	2,280	(61)	26,584	27,210	(626)	27,210
6230 · Common Electric & Water	1,949	1,835	114	25,600	25,310	290	25,310
6250 · Sewer	0	0	0	14,429	14,250	179	14,250
6260 · Trash Removal	339	800	(461)	6,694	8,900	(2,206)	8,900
6270 · High Speed Internet	1,010	1,060	(50)	12,118	12,720	(602)	12,720
Total 6200 · Utilities	5,691	6,175	(484)	87,516	90,790	(3,274)	90,790
6300 · Other Expenses							
6310 · Recreation Area	7,719	8,750	(1,031)	102,733	105,000	(2,267)	105,000
6320 · Contribution to MAA	0	0	0	0	7,000	(7,000)	7,000
Total 6300 · Other Expenses	7,719	8,750	(1,031)	102,733	112,000	(9,267)	112,000
Total Expense	31,527	48,124	(16,597)	414,306	520,090	(105,784)	520,090
Net Ordinary Income	11,926	(4,936)	16,862	107,415	(1,164)	108,579	(1,164)
Net Income	11,926	(4,936)	16,862	107,415	(1,164)	108,579	(1,164)

Chateau Roaring Fork
Capital Reserve Profit & Loss Budget Performance
 June 2018

	Jun 18	Budget	\$ Over Budget	Jul '17 - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4110 · Finance Charge - Assessments	1,401	0	1,401	20,380	0	20,380	0
4200 · Capital Reserve Assessments	3,672	3,672	0	44,064	44,064	0	44,064
4210 · Special Assessment	0	0	0	2,899,971	1,699,980	1,199,991	1,699,980
4205 · Interest Capital Reserve	2	0	2	39	12	27	12
Total Income	5,075	3,672	1,403	2,964,454	1,744,056	1,220,398	1,744,056
Gross Profit	5,075	3,672	1,403	2,964,454	1,744,056	1,220,398	1,744,056
Expense							
6400 · Capital Expenditures							
6410 · Parking Lot	2,614	0	2,614	2,614	0	2,614	0
6430 · Roof Project	0	0	0	31,500	0	31,500	0
6455 · Cast Iron Stack Replacement	0	0	0	7,003	0	7,003	0
6470 · High Speed Internet Install	0	0	0	1,747	0	1,747	0
6490 · Exterior Renovation	102,976	0	102,976	3,196,043	2,675,000	521,043	2,675,000
6491 · Landscape upgrades	28,267	0	28,267	28,267	0	28,267	0
Total 6400 · Capital Expenditures	133,857	0	133,857	3,267,174	2,675,000	592,174	2,675,000
Total Expense	133,857	0	133,857	3,267,174	2,675,000	592,174	2,675,000
Net Ordinary Income	(128,782)	3,672	(132,454)	(302,720)	(930,944)	628,224	(930,944)
Net Income	(128,782)	3,672	(132,454)	(302,720)	(930,944)	628,224	(930,944)

Chateau Roaring Fork
REC Reserve Profit & Loss Budget Performance
 June 2018

	Jun 18	Budget	\$ Over Budget	Jul '17 - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4300 · Rec Area Cap Res Assessments	1,666	1,666	0	19,992	19,992	0	19,992
4305 · Interest Rec Area Cap Reserve	1	0	1	15	6	9	6
Total Income	1,667	1,666	1	20,007	19,998	9	19,998
Gross Profit	1,667	1,666	1	20,007	19,998	9	19,998
Expense							
6500 · Rec Area Capital Expenses	0	0	0	5,502	0	5,502	0
Total Expense	0	0	0	5,502	0	5,502	0
Net Ordinary Income	1,667	1,666	1	14,505	19,998	(5,493)	19,998
Net Income	1,667	1,666	1	14,505	19,998	(5,493)	19,998

Variance Explanations

Account #	Operating Variance Explanations
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Operating Expense

6010	Common Building Maintenance is \$3,462 over budget (6%) because of multiple leak issues.
6060	Firewood is \$546 over budget (16%).
6090	Security is \$2,868 over budget (74%) due to Quarterly Test & Inspection fees, system repairs and APD fines for false alarms. There was also an extra charge for Labor Day weekend and a late, unpaid invoice from F&W and Christmas.

Account #	Reserve Variance Explanations
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Capital Reserve Expense

6410	Parking Lot is for new bike racks.
6430	Roof Project is repairs and maintenance by Elevation Roofing
6490	Exterior renovation is almost concluded.
6491	Landscape upgrades is for Nordic Gardens capital work.

Recreation Reserve Expense

6500	CRF portion of boiler, new pumps & pool cover.
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