

**Chateau Roaring Fork**  
**Balance Sheet Prev Year Comparison**

As of June 30, 2019

	<u>Jun 30, 19</u>	<u>Jun 30, 18</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
1040 · Operating - Community	69,867	0
1055 · Cap Reserve - Community	221,049	0
1090 · REC Reserve-Community	85,289	0
1050 · Operating Account	0	69,211
1060 · Capital Reserve Account	0	305,520
1070 · Rec Area Capital Reserve	0	164,049
<b>Total Checking/Savings</b>	<u>376,205</u>	<u>538,780</u>
<b>Accounts Receivable</b>		
1200 · Accounts Receivable	(3,025)	2,243
1210 · Accounts Receivable Cap Res	8,645	77,580
<b>Total Accounts Receivable</b>	<u>5,620</u>	<u>79,823</u>
<b>Other Current Assets</b>		
1211 · Due from Ops to Cap Res	0	(105,590)
1225 · Due from Ops to Rec Area Cap	(14,958)	0
1235 · Prepaid Insurance	17,907	17,768
1270 · Working Capital Dep - Rec Area	2,000	2,000
<b>Total Other Current Assets</b>	<u>4,949</u>	<u>(85,822)</u>
<b>Total Current Assets</b>	<u>386,774</u>	<u>532,781</u>
<b>Fixed Assets</b>		
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)
<b>Total Fixed Assets</b>	<u>200,569</u>	<u>200,569</u>
<b>TOTAL ASSETS</b>	<u><b>587,343</b></u>	<u><b>733,350</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
2000 · Accounts Payable	32,435	137,373
<b>Total Accounts Payable</b>	<u>32,435</u>	<u>137,373</u>
<b>Other Current Liabilities</b>		
2021 · Due to Cap Res from Ops	0	(105,590)
2025 · Due to Rec Area Cap from Ops	(14,958)	0
<b>Total Other Current Liabilities</b>	<u>(14,958)</u>	<u>(105,590)</u>
<b>Total Current Liabilities</b>	<u>17,477</u>	<u>31,783</u>
<b>Total Liabilities</b>	<u>17,477</u>	<u>31,783</u>
<b>Equity</b>		
3000 · Previous Years Owners Equity	260,009	168,629
3100 · Capital Reserve Owners Equity	277,509	580,230
3200 · Rec Area Cap Res Owners Equity	164,049	149,544
<b>Net Income</b>	<u>(131,701)</u>	<u>(196,835)</u>
<b>Total Equity</b>	<u>569,866</u>	<u>701,568</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>587,343</b></u>	<u><b>733,351</b></u>

**Chateau Roaring Fork**  
**Operating Profit & Loss Budget Performance**

June 2019

	Jun 19	Budget	\$ Over Budget	Jul '18 - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>4100 · Common Assessment Income</b>	43,188	43,188	0	518,256	518,256	0	518,256
<b>4105 · Interest Income -Operating Acct</b>	7	0	7	12	0	12	0
<b>4110 · Finance Charge - Assessments</b>	0	0	0	(161)	370	(531)	370
<b>4350 · Recreation Area Rental Income</b>	0	0	0	1,122	300	822	300
<b>Total Income</b>	43,195	43,188	7	519,229	518,926	303	518,926
<b>Gross Profit</b>	43,195	43,188	7	519,229	518,926	303	518,926
<b>Expense</b>							
<b>6000 · Maintenance</b>							
<b>6010 · Common Building Maintenance</b>	6,013	15,058	(9,045)	73,619	65,000	8,619	65,000
<b>6020 · Outside Services</b>	9,198	6,050	3,148	48,217	45,000	3,217	45,000
<b>6040 · Common Housekeeping</b>	0	700	(700)	707	8,000	(7,293)	8,000
<b>6050 · Common Maintenance Supplies</b>	586	1,000	(414)	7,751	9,000	(1,249)	9,000
<b>6060 · Firewood</b>	469	0	469	3,206	3,400	(194)	3,400
<b>6070 · Snow Shoveling</b>	0	0	0	29,438	25,000	4,438	25,000
<b>6080 · Snow Plowing</b>	0	0	0	19,701	17,500	2,201	17,500
<b>6090 · Security</b>	298	270	28	6,345	3,900	2,445	3,900
<b>6099 · Miscellaneous Contingency</b>	1,393	833	560	5,681	10,000	(4,319)	10,000
<b>Total 6000 · Maintenance</b>	17,957	23,911	(5,954)	194,665	186,800	7,865	186,800
<b>6100 · Administrative</b>							
<b>6110 · Management Fee</b>	3,455	3,455	0	41,460	41,460	0	41,460
<b>6120 · Condominium Association Costs</b>	0	0	0	18,610	13,000	5,610	13,000
<b>6130 · Insurance</b>	4,607	4,950	(343)	54,748	57,386	(2,638)	57,386
<b>6140 · Legal &amp; Professional</b>	0	1,250	(1,250)	51	15,000	(14,949)	15,000
<b>Total 6100 · Administrative</b>	8,062	9,655	(1,593)	114,869	126,846	(11,977)	126,846
<b>6200 · Utilities</b>							
<b>6210 · Common Phone</b>	195	200	(5)	2,279	2,400	(121)	2,400
<b>6220 · Cable Television</b>	2,308	2,335	(27)	27,551	27,399	152	27,399
<b>6230 · Common Electric &amp; Water</b>	1,564	1,964	(400)	34,273	26,301	7,972	26,301
<b>6250 · Sewer</b>	0	0	0	14,877	14,864	13	14,864
<b>6260 · Trash Removal</b>	354	800	(446)	7,940	8,900	(960)	8,900
<b>6270 · High Speed Internet</b>	1,010	1,092	(82)	12,118	12,816	(698)	12,816
<b>Total 6200 · Utilities</b>	5,431	6,391	(960)	99,038	92,680	6,358	92,680
<b>6300 · Other Expenses</b>							
<b>6310 · Recreation Area</b>	10,279	8,662	1,617	100,826	103,940	(3,114)	103,940
<b>Total 6300 · Other Expenses</b>	10,279	8,662	1,617	100,826	103,940	(3,114)	103,940
<b>Total Expense</b>	41,729	48,619	(6,890)	509,398	510,266	(868)	510,266
<b>Net Ordinary Income</b>	1,466	(5,431)	6,897	9,831	8,660	1,171	8,660
<b>Net Income</b>	1,466	(5,431)	6,897	9,831	8,660	1,171	8,660

## Capital Reserve Profit &amp; Loss Budget Performance

June 2019

	Jun 19	Budget	\$ Over Budget	Jul '18 - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4200 · Capital Reserve Assessments	3,672	3,672	0	44,064	44,064	0	44,064
4205 · Interest Capital Reserve	257	0	257	472	12	460	12
4215 · Finance Charge - Reserve	0	0	0	807	0	807	0
<b>Total Income</b>	<b>3,929</b>	<b>3,672</b>	<b>257</b>	<b>45,343</b>	<b>44,076</b>	<b>1,267</b>	<b>44,076</b>
<b>Gross Profit</b>	<b>3,929</b>	<b>3,672</b>	<b>257</b>	<b>45,343</b>	<b>44,076</b>	<b>1,267</b>	<b>44,076</b>
<b>Expense</b>							
6400 · Capital Expenditures							
6410 · Parking Lot	9,640	0	9,640	9,640	0	9,640	0
6443 · Fire System Upgrades	0	0	0	1,871	0	1,871	0
6450 · Deck Replacement	0	0	0	9,881	0	9,881	0
6490 · Exterior Renovation	0	0	0	71,767	0	71,767	0
<b>Total 6400 · Capital Expenditures</b>	<b>9,640</b>	<b>0</b>	<b>9,640</b>	<b>93,159</b>	<b>0</b>	<b>93,159</b>	<b>0</b>
<b>Total Expense</b>	<b>9,640</b>	<b>0</b>	<b>9,640</b>	<b>93,159</b>	<b>0</b>	<b>93,159</b>	<b>0</b>
<b>Net Ordinary Income</b>	<b>(5,711)</b>	<b>3,672</b>	<b>(9,383)</b>	<b>(47,816)</b>	<b>44,076</b>	<b>(91,892)</b>	<b>44,076</b>
<b>Net Income</b>	<b>(5,711)</b>	<b>3,672</b>	<b>(9,383)</b>	<b>(47,816)</b>	<b>44,076</b>	<b>(91,892)</b>	<b>44,076</b>

**Chateau Roaring Fork**  
**REC Reserve Profit & Loss Budget Performance**  
 June 2019

	Jun 19	Budget	\$ Over Budget	Jul '18 - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>4300 · Rec Area Cap Res Assessments</b>	1,666	1,666	0	19,992	19,992	0	19,992
<b>4305 · Interest Rec Area Cap Reserve</b>	100	0	100	193	6	187	6
<b>Total Income</b>	1,766	1,666	100	20,185	19,998	187	19,998
<b>Gross Profit</b>	1,766	1,666	100	20,185	19,998	187	19,998
<b>Expense</b>							
<b>6500 · Rec Area Capital Expenses</b>	39,484	0	39,484	113,904	0	113,904	0
<b>Total Expense</b>	39,484	0	39,484	113,904	0	113,904	0
<b>Net Ordinary Income</b>	(37,718)	1,666	(39,384)	(93,719)	19,998	(113,717)	19,998
<b>Net Income</b>	(37,718)	1,666	(39,384)	(93,719)	19,998	(113,717)	19,998

# Variance Explanations

Account #	Operating Variance Explanations
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**Operating Expense**

6010	Common Building Maintenance is \$8,619 over budget due to a deferred leak repair that was an insurance claim in last fiscal year. As well as the installation of the conduit and cleaning up wiring on the exterior of the buildings.
6070/80	Snow Removal is \$6,639 over budget (16%) due to copious amount of snow.
6090	Security is \$2,445 over budget (63%) because of not budgeting the Quarterly Monitoring fees
6120	Condominium Costs are \$5,610 over budget (43%) because of a Reese Henry invoice for \$7,500 for the YE 6/30/17 Review, a progress billing for YE 6/30/18, and Board Meeting reimbursements.

Account #	Reserve Variance Explanations
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**Capital Reserve Expense**

6410	Parking Lot was seal coated.
6443	Fire System Upgrades is for 20 new fire extinguishers
6450	Deck Replacement on #15.
6490	Exterior renovation represents the Final Rudd Draw and various other Renovation punch list expenses.

**Recreation Reserve Expense**

6500	CRF portion of missed boiler expense, Heat Exchanger replacement, GM Renovation work and a new Pool Cover. Pool Area Renovation has been completed.
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