

Chateau Roaring Fork
Balance Sheet Prev Year Comparison

As of June 30, 2017

	<u>Jun 30, 17</u>	<u>Jun 30, 16</u>
ASSETS		
Current Assets		
Checking/Savings		
1050 · Operating Account	47,432	11,516
1060 · Capital Reserve Account	791,144	145,163
1070 · Rec Area Capital Reserve	139,552	133,395
Total Checking/Savings	<u>978,128</u>	<u>290,074</u>
Accounts Receivable		
1200 · Accounts Receivable	6,290	2,003
1210 · Accounts Receivable Cap Res	(93,857)	0
Total Accounts Receivable	<u>(87,567)</u>	<u>2,003</u>
Other Current Assets		
1211 · Due from Ops to Cap Res	(117,057)	102,376
1225 · Due from Ops to Rec Area Cap	9,992	18
1235 · Prepaid Insurance	17,735	17,330
1270 · Working Capital Dep - Rec Area	2,000	2,000
Total Other Current Assets	<u>(87,330)</u>	<u>121,724</u>
Total Current Assets	<u>803,231</u>	<u>413,801</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><u>1,003,800</u></u>	<u><u>614,370</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	211,663	19,791
Total Accounts Payable	<u>211,663</u>	<u>19,791</u>
Other Current Liabilities		
2021 · Due to Cap Res from Ops	(117,057)	102,376
2025 · Due to Rec Area Cap from Ops	9,992	18
Total Other Current Liabilities	<u>(107,065)</u>	<u>102,394</u>
Total Current Liabilities	<u>104,598</u>	<u>122,185</u>
Total Liabilities	<u>104,598</u>	<u>122,185</u>
Equity		
3000 · Previous Years Owners Equity	111,231	143,771
3100 · Capital Reserve Owners Equity	247,539	267,624
3200 · Rec Area Cap Res Owners Equity	133,413	125,491
3900 · Retained Earnings	2	0
Net Income	407,018	(44,702)
Total Equity	<u>899,203</u>	<u>492,184</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,003,801</u></u>	<u><u>614,369</u></u>

Chateau Roaring Fork
Operating Profit & Loss Budget Performance

June 2017

	Jun 17	Budget	\$ Over Budget	Jul '16 - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Common Assessment Income	44,173	44,170	3	530,056	530,045	11	530,045
4110 · Finance Charge - Assessments	143	0	143	2,003	370	1,633	370
4350 · Recreation Area Rental Income	0	0	0	0	300	(300)	300
Total Income	44,316	44,170	146	532,059	530,715	1,344	530,715
Gross Profit	44,316	44,170	146	532,059	530,715	1,344	530,715
Expense							
6000 · Maintenance							
6010 · Common Building Maintenance	5,405	13,900	(8,495)	71,405	60,000	11,405	60,000
6020 · Outside Services	4,214	6,385	(2,171)	42,138	46,325	(4,187)	46,325
6040 · Common Housekeeping	0	600	(600)	3,675	8,600	(4,925)	8,600
6050 · Common Maintenance Supplies	0	1,000	(1,000)	3,419	9,000	(5,581)	9,000
6060 · Firewood	0	0	0	3,072	3,400	(328)	3,400
6070 · Snow Shoveling	0	0	0	27,505	26,820	685	26,820
6080 · Snow Plowing	0	0	0	16,250	17,500	(1,250)	17,500
6090 · Security	259	270	(11)	6,254	3,900	2,354	3,900
6099 · Miscellaneous Contingency	0	500	(500)	0	6,000	(6,000)	6,000
Total 6000 · Maintenance	9,878	22,655	(12,777)	173,718	181,545	(7,827)	181,545
6100 · Administrative							
6110 · Management Fee	3,255	3,255	0	39,060	39,060	0	39,060
6120 · Condominium Association Costs	52	0	52	12,240	13,000	(760)	13,000
6130 · Insurance	4,543	4,527	16	53,958	54,320	(362)	54,320
6140 · Legal & Professional	0	3,370	(3,370)	9,938	40,000	(30,062)	40,000
Total 6100 · Administrative	7,850	11,152	(3,302)	115,196	146,380	(31,184)	146,380
6200 · Utilities							
6210 · Common Phone	168	200	(32)	2,039	2,400	(361)	2,400
6220 · Cable Television	2,167	2,268	(101)	26,031	27,210	(1,179)	27,210
6230 · Common Electric & Water	1,647	1,835	(188)	21,989	25,310	(3,321)	25,310
6250 · Sewer	0	0	0	14,077	14,250	(173)	14,250
6260 · Trash Removal	339	800	(461)	8,849	8,900	(51)	8,900
6270 · High Speed Internet	1,010	1,060	(50)	12,118	12,720	(602)	12,720
Total 6200 · Utilities	5,331	6,163	(832)	85,103	90,790	(5,687)	90,790
6300 · Other Expenses							
6310 · Recreation Area	8,646	8,750	(104)	99,849	105,000	(5,151)	105,000
6320 · Contribution to MAA	0	0	0	0	7,000	(7,000)	7,000
Total 6300 · Other Expenses	8,646	8,750	(104)	99,849	112,000	(12,151)	112,000
Total Expense	31,705	48,720	(17,015)	473,866	530,715	(56,849)	530,715
Net Ordinary Income	12,611	(4,550)	17,161	58,193	0	58,193	0
Net Income	12,611	(4,550)	17,161	58,193	0	58,193	0

Capital Reserve Profit & Loss Budget Performance

June 2017

	Jun 17	Budget	\$ Over Budget	Jul '16 - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4110 · Finance Charge - Assessments	1,435	0	1,435	5,461	0	5,461	0
4200 · Capital Reserve Assessments	3,683	3,667	16	44,064	44,000	64	44,000
4210 · Special Assessment	0	0	0	849,990	0	849,990	0
4205 · Interest Capital Reserve	7	0	7	34	12	22	12
Total Income	5,125	3,667	1,458	899,549	44,012	855,537	44,012
Gross Profit	5,125	3,667	1,458	899,549	44,012	855,537	44,012
Expense							
6400 · Capital Expenditures							
6430 · Roof Project	0	0	0	2,079	0	2,079	0
6455 · Cast Iron Stack Replacement	0	0	0	8,725	0	8,725	0
6490 · Exterior Renovation	301,041	0	301,041	543,677	0	543,677	0
6655 · Main Drain Line Replacement	0	0	0	12,377	40,000	(27,623)	40,000
Total 6400 · Capital Expenditures	301,041	0	301,041	566,858	40,000	526,858	40,000
Total Expense	301,041	0	301,041	566,858	40,000	526,858	40,000
Net Ordinary Income	(295,916)	3,667	(299,583)	332,691	4,012	328,679	4,012
Net Income	(295,916)	3,667	(299,583)	332,691	4,012	328,679	4,012

Chateau Roaring Fork
REC Reserve Profit & Loss Budget Performance

June 2017

	Jun 17	Budget	\$ Over Budget	Jul '16 - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4300 · Rec Area Cap Res Assessments	1,665	1,667	(2)	19,992	20,000	(8)	20,000
4305 · Interest Rec Area Cap Reserve	1	0	1	14	6	8	6
Total Income	1,666	1,667	(1)	20,006	20,006	0	20,006
Gross Profit	1,666	1,667	(1)	20,006	20,006	0	20,006
Expense							
6500 · Rec Area Capital Expenses	0	0	0	3,874	0	3,874	0
Total Expense	0	0	0	3,874	0	3,874	0
Net Ordinary Income	1,666	1,667	(1)	16,132	20,006	(3,874)	20,006
Net Income	1,666	1,667	(1)	16,132	20,006	(3,874)	20,006

Variance Explanations

Account #	Operating Variance Explanations
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Operating Expense

6010	Common Building Maintenance is \$11,405 over budget (19%) due to Frias labor tied to projects such as sewer main replacement and in-unit leak repairs
6090	Security is \$2,354 over budget (60%) due to Quarterly Test & Inspection fees, additional security for Christmas, NYE, X-Games, World Cup, Spring Break and St. Patrick's Day. And, there was a APD fine for a false alarm.

Account #	Reserve Variance Explanations
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Capital Reserve Expense

6430	Heat tape purchase and replacment.
6455	Stack replacements were installed.
6490	Exterior renovation has begun.
6655	Main Drain Line work is ongoing.

REC Reserve Expense

6500	CRF portion for new pool boiler.
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