

Chateau Roaring Fork
Balance Sheet Prev Year Comparison

As of March 31, 2020

	Mar 31, 20	Mar 31, 19
ASSETS		
Current Assets		
Checking/Savings		
1040 · Operating - Community	109,266	0
1055 · Cap Reserve - Community	236,782	0
1090 · REC Reserve-Community	55,663	0
1050 · Operating Account	0	67,894
1060 · Capital Reserve Account	0	219,216
1070 · Rec Area Capital Reserve	0	168,439
Total Checking/Savings	401,711	455,549
Accounts Receivable		
1200 · Accounts Receivable	(4,048)	(6,323)
1210 · Accounts Receivable Cap Res	5,449	8,645
Total Accounts Receivable	1,401	2,322
Other Current Assets		
1211 · Due from Ops to Cap Res	21,087	0
1225 · Due from Ops to Rec Area Cap	2,375	(247)
1235 · Prepaid Insurance	24,925	23,871
1270 · Working Capital Dep - Rec Area	2,000	2,000
Total Other Current Assets	50,387	25,624
Total Current Assets	453,499	483,495
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	200,569	200,569
TOTAL ASSETS	654,068	684,064
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	12,951	21,605
Total Accounts Payable	12,951	21,605
Other Current Liabilities		
2021 · Due to Cap Res from Ops	21,087	0
2025 · Due to Rec Area Cap from Ops	2,375	(247)
Total Other Current Liabilities	23,462	(247)
Total Current Liabilities	36,413	21,358
Total Liabilities	36,413	21,358
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	47,899	(38,862)
Total Equity	617,655	662,705
TOTAL LIABILITIES & EQUITY	654,068	684,063

Chateau Roaring Fork
Operating Profit & Loss Budget Performance

March 2020

	Mar 20	Budget	\$ Over Budget	Jul '19 - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Common Assessment Income	43,190	43,190	0	388,710	388,710	0	518,280
4105 · Interest Income -Operating Acct	10	0	10	108	0	108	0
4110 · Finance Charge - Assessments	0	0	0	403	0	403	0
4350 · Recreation Area Rental Income	100	0	100	954	300	654	300
Total Income	43,300	43,190	110	390,175	389,010	1,165	518,580
Gross Profit	43,300	43,190	110	390,175	389,010	1,165	518,580
Expense							
6000 · Maintenance							
6010 · Common Building Maintenance	3,053	4,591	(1,538)	38,973	39,666	(693)	65,000
6020 · Outside Services	5,781	3,655	2,126	30,233	30,935	(702)	44,600
6040 · Common Housekeeping	784	770	14	5,399	6,296	(897)	8,000
6050 · Common Maintenance Supplies	456	500	(44)	2,122	6,800	(4,678)	9,000
6060 · Firewood	462	500	(38)	3,194	3,400	(206)	3,400
6070 · Snow Shoveling	3,011	2,237	774	32,553	24,329	8,224	25,000
6080 · Snow Plowing	1,279	3,500	(2,221)	17,666	16,000	1,666	17,500
6090 · Security	307	298	9	5,121	5,046	75	6,645
6099 · Miscellaneous Contingency	0	833	(833)	1,908	7,500	(5,592)	10,000
Total 6000 · Maintenance	15,133	16,884	(1,751)	137,169	139,972	(2,803)	189,145
6100 · Administrative							
6110 · Management Fee	3,559	3,559	0	32,031	32,031	0	42,708
6120 · Condominium Association Costs	33	0	33	3,151	10,500	(7,349)	13,000
6130 · Insurance	4,935	4,950	(15)	42,895	42,536	359	57,386
6140 · Legal & Professional	0	667	(667)	0	6,000	(6,000)	8,000
Total 6100 · Administrative	8,527	9,176	(649)	78,077	91,067	(12,990)	121,094
6200 · Utilities							
6210 · Common Phone	236	200	36	2,104	1,800	304	2,400
6220 · Cable Television	1,841	2,307	(466)	19,578	20,763	(1,185)	27,768
6230 · Common Electric & Water	3,190	3,556	(366)	20,226	28,954	(8,728)	35,735
6250 · Sewer	0	0	0	11,436	11,494	(58)	15,414
6260 · Trash Removal	735	800	(65)	6,036	6,600	(564)	8,900
6270 · High Speed Internet	723	1,060	(337)	8,515	9,540	(1,025)	12,816
Total 6200 · Utilities	6,725	7,923	(1,198)	67,895	79,151	(11,256)	103,033
6300 · Other Expenses							
6310 · Recreation Area	10,107	8,750	1,357	80,467	78,750	1,717	105,000
Total 6300 · Other Expenses	10,107	8,750	1,357	80,467	78,750	1,717	105,000
Total Expense	40,492	42,733	(2,241)	363,608	388,940	(25,332)	518,272
Net Ordinary Income	2,808	457	2,351	26,567	70	26,497	308
Net Income	2,808	457	2,351	26,567	70	26,497	308

Capital Reserve Profit & Loss Budget Performance

March 2020

	Mar 20	Budget	\$ Over Budget	Jul '19 - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4200 · Capital Reserve Assessments	3,673	3,673	0	33,057	33,057	0	44,076
4205 · Interest Capital Reserve	165	0	165	1,978	12	1,966	12
Total Income	3,838	3,673	165	35,035	33,069	1,966	44,088
Gross Profit	3,838	3,673	165	35,035	33,069	1,966	44,088
Expense							
6400 · Capital Expenditures							
6430 · Roof Project	0	0	0	1,280	0	1,280	0
6465 · Re-Key	766	0	766	766	0	766	0
6490 · Exterior Renovation	0	0	0	(7,638)	0	(7,638)	0
6491 · Landscape upgrades	0	0	0	7,003	0	7,003	0
Total 6400 · Capital Expenditures	766	0	766	1,411	0	1,411	0
Total Expense	766	0	766	1,411	0	1,411	0
Net Ordinary Income	3,072	3,673	(601)	33,624	33,069	555	44,088
Net Income	3,072	3,673	(601)	33,624	33,069	555	44,088

Chateau Roaring Fork
REC Reserve Profit & Loss Budget Performance
 March 2020

	Mar 20	Budget	\$ Over Budget	Jul '19 - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4300 · Rec Area Cap Res Assessments	1,666	1,666	0	14,994	14,994	0	19,992
4305 · Interest Rec Area Cap Reserve	39	0	39	598	6	592	6
Total Income	1,705	1,666	39	15,592	15,000	592	19,998
Gross Profit	1,705	1,666	39	15,592	15,000	592	19,998
Expense							
6500 · Rec Area Capital Expenses	2,623	0	2,623	27,885	0	27,885	0
Total Expense	2,623	0	2,623	27,885	0	27,885	0
Net Ordinary Income	(918)	1,666	(2,584)	(12,293)	15,000	(27,293)	19,998
Net Income	(918)	1,666	(2,584)	(12,293)	15,000	(27,293)	19,998

Variance Explanations

Account #	Operating Variance Explanations
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Operating Expense

	Snow Removal/Plowing is over budget because of early & copious snowfall.
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Account #	Reserve Variance Explanations
6430	Gutter work on Building
6490	Exterior Renovation got refunds from City & County for use taxes.
6491	Landscape Upgrades represents the new enclosure & roof for firewood storage.

Recreation Reserve Expense

6500	CRF portion of additional REC Area upgrades.
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