

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

As of June 30, 2020

	<u>Jun 30, 20</u>	<u>Jun 30, 19</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Checking/Savings		
1040 · Operating - Community	124,824	69,867
1055 · Cap Reserve - Community	255,466	221,049
1090 · REC Reserve-Community	70,430	85,289
<b>Total Checking/Savings</b>	<b>450,720</b>	<b>376,205</b>
Accounts Receivable		
1200 · Accounts Receivable	0	(3,025)
1210 · Accounts Receivable Cap Res	3,316	8,645
<b>Total Accounts Receivable</b>	<b>3,316</b>	<b>5,620</b>
Other Current Assets		
1211 · Due from Ops to Cap Res	(13,732)	0
1225 · Due from Ops to Rec Area Cap	(8,063)	(14,958)
1235 · Prepaid Insurance	18,971	17,907
1270 · Working Capital Dep - Rec Area	2,000	2,000
<b>Total Other Current Assets</b>	<b>(824)</b>	<b>4,949</b>
<b>Total Current Assets</b>	<b>453,212</b>	<b>386,774</b>
<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	(100,870)	(100,870)
<b>Total Fixed Assets</b>	<b>188,033</b>	<b>188,033</b>
<b>TOTAL ASSETS</b>	<b>641,245</b>	<b>574,807</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable		
2000 · Accounts Payable	59,618	32,545
<b>Total Accounts Payable</b>	<b>59,618</b>	<b>32,545</b>
Other Current Liabilities		
2021 · Due to Cap Res from Ops	(13,732)	0
2025 · Due to Rec Area Cap from Ops	(8,063)	(14,958)
<b>Total Other Current Liabilities</b>	<b>(21,795)</b>	<b>(14,958)</b>
<b>Total Current Liabilities</b>	<b>37,823</b>	<b>17,587</b>
<b>Total Liabilities</b>	<b>37,823</b>	<b>17,587</b>
<b>Equity</b>		
3000 · Previous Years Owners Equity	257,196	247,473
3100 · Capital Reserve Owners Equity	229,693	277,509
3200 · Rec Area Cap Res Owners Equity	70,331	164,049
3900 · Retained Earnings	0	6,236
Net Income	46,202	(138,047)
<b>Total Equity</b>	<b>603,422</b>	<b>557,220</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>641,245</b>	<b>574,807</b>

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

June 2020

	Jun 20	Budget	\$ Over Budget	Jul '19 - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Common Assessment Income	43,190	43,190	0	518,280	518,280	0	518,280
4105 · Interest Income -Operating Acct	6	0	6	129	0	129	0
4110 · Finance Charge - Assessments	0	0	0	478	0	478	0
4350 · Recreation Area Rental Income	0	0	0	954	300	654	300
<b>Total Income</b>	<b>43,196</b>	<b>43,190</b>	<b>6</b>	<b>519,841</b>	<b>518,580</b>	<b>1,261</b>	<b>518,580</b>
<b>Gross Profit</b>	<b>43,196</b>	<b>43,190</b>	<b>6</b>	<b>519,841</b>	<b>518,580</b>	<b>1,261</b>	<b>518,580</b>
<b>Expense</b>							
<b>6000 · Maintenance</b>							
6010 · Common Building Maintenance	20,792	15,058	5,734	68,027	65,000	3,027	65,000
6020 · Outside Services	14,076	6,050	8,026	41,670	44,600	(2,930)	44,600
6040 · Common Housekeeping	387	700	(313)	6,861	8,000	(1,139)	8,000
6050 · Common Maintenance Supplies	226	1,000	(774)	2,701	9,000	(6,299)	9,000
6060 · Firewood	176	0	176	3,369	3,400	(31)	3,400
6070 · Snow Shoveling	270	0	270	32,972	25,000	7,972	25,000
6080 · Snow Plowing	0	0	0	17,874	17,500	374	17,500
6090 · Security	307	298	9	6,747	6,645	102	6,645
6099 · Miscellaneous Contingency	0	833	(833)	1,908	10,000	(8,092)	10,000
<b>Total 6000 · Maintenance</b>	<b>36,234</b>	<b>23,939</b>	<b>12,295</b>	<b>182,129</b>	<b>189,145</b>	<b>(7,016)</b>	<b>189,145</b>
<b>6100 · Administrative</b>							
6110 · Management Fee	3,559	3,559	0	42,708	42,708	0	42,708
6120 · Condominium Association Costs	0	0	0	3,367	13,000	(9,633)	13,000
6130 · Insurance	4,935	4,950	(15)	57,639	57,386	253	57,386
6140 · Legal & Professional	0	667	(667)	0	8,000	(8,000)	8,000
<b>Total 6100 · Administrative</b>	<b>8,494</b>	<b>9,176</b>	<b>(682)</b>	<b>103,714</b>	<b>121,094</b>	<b>(17,380)</b>	<b>121,094</b>
<b>6200 · Utilities</b>							
6210 · Common Phone	235	200	35	2,810	2,400	410	2,400
6220 · Cable Television	2,486	2,335	151	28,325	27,768	557	27,768
6230 · Common Electric & Water	1,320	2,062	(742)	25,271	35,735	(10,464)	35,735
6250 · Sewer	0	0	0	15,299	15,414	(115)	15,414
6260 · Trash Removal	735	800	(65)	7,730	8,900	(1,170)	8,900
6270 · High Speed Internet	1,050	1,092	(42)	12,318	12,816	(498)	12,816
<b>Total 6200 · Utilities</b>	<b>5,826</b>	<b>6,489</b>	<b>(663)</b>	<b>91,753</b>	<b>103,033</b>	<b>(11,280)</b>	<b>103,033</b>
<b>6300 · Other Expenses</b>							
6310 · Recreation Area	10,669	8,750	1,919	103,436	105,000	(1,564)	105,000
<b>Total 6300 · Other Expenses</b>	<b>10,669</b>	<b>8,750</b>	<b>1,919</b>	<b>103,436</b>	<b>105,000</b>	<b>(1,564)</b>	<b>105,000</b>
<b>Total Expense</b>	<b>61,223</b>	<b>48,354</b>	<b>12,869</b>	<b>481,032</b>	<b>518,272</b>	<b>(37,240)</b>	<b>518,272</b>
<b>Net Ordinary Income</b>	<b>(18,027)</b>	<b>(5,164)</b>	<b>(12,863)</b>	<b>38,809</b>	<b>308</b>	<b>38,501</b>	<b>308</b>
<b>Net Income</b>	<b>(18,027)</b>	<b>(5,164)</b>	<b>(12,863)</b>	<b>38,809</b>	<b>308</b>	<b>38,501</b>	<b>308</b>

## Capital Reserve Profit &amp; Loss Budget Performance

June 2020

	Jun 20	Budget	\$ Over Budget	Jul '19 - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4200 · Capital Reserve Assessments	3,673	3,673	0	44,076	44,076	0	44,076
4205 · Interest Capital Reserve	107	0	107	2,289	12	2,277	12
<b>Total Income</b>	<b>3,780</b>	<b>3,673</b>	<b>107</b>	<b>46,365</b>	<b>44,088</b>	<b>2,277</b>	<b>44,088</b>
<b>Gross Profit</b>	<b>3,780</b>	<b>3,673</b>	<b>107</b>	<b>46,365</b>	<b>44,088</b>	<b>2,277</b>	<b>44,088</b>
Expense							
6400 · Capital Expenditures							
6430 · Roof Project	0	0	0	1,280	0	1,280	0
6465 · Re-Key	0	0	0	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
6670 · Water Treatment System	14,799	0	14,799	29,598	0	29,598	0
<b>Total 6400 · Capital Expenditures</b>	<b>14,799</b>	<b>0</b>	<b>14,799</b>	<b>31,009</b>	<b>0</b>	<b>31,009</b>	<b>0</b>
<b>Total Expense</b>	<b>14,799</b>	<b>0</b>	<b>14,799</b>	<b>31,009</b>	<b>0</b>	<b>31,009</b>	<b>0</b>
<b>Net Ordinary Income</b>	<b>(11,019)</b>	<b>3,673</b>	<b>(14,692)</b>	<b>15,356</b>	<b>44,088</b>	<b>(28,732)</b>	<b>44,088</b>
<b>Net Income</b>	<b>(11,019)</b>	<b>3,673</b>	<b>(14,692)</b>	<b>15,356</b>	<b>44,088</b>	<b>(28,732)</b>	<b>44,088</b>

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

June 2020

	Jun 20	Budget	\$ Over Budget	Jul '19 - Jun 20	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>	15	0	15	650	6	644	6
<b>Total Income</b>	1,681	1,666	15	20,642	19,998	644	19,998
<b>Gross Profit</b>	1,681	1,666	15	20,642	19,998	644	19,998
<b>Expense</b>							
<b>6500 · Rec Area Capital Expenses</b>	0	0	0	28,606	0	28,606	0
<b>Total Expense</b>	0	0	0	28,606	0	28,606	0
<b>Net Ordinary Income</b>	1,681	1,666	15	(7,964)	19,998	(27,962)	19,998
<b>Net Income</b>	1,681	1,666	15	(7,964)	19,998	(27,962)	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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