

Cordillera Valley Club Property Owners
Balance Sheet
As of December 31, 2016

	<u>Dec 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
1030 · Colorado Community Bank -Saving	251,640.06
1010 · 1st Bank Checking	7,437.39
1020 · 1st Bank-Avon Savings X0132	131,405.13
Total Checking/Savings	<u>390,482.58</u>
Accounts Receivable	
1200 · Accounts Receivable	153,726.90
Total Accounts Receivable	<u>153,726.90</u>
Other Current Assets	
1300 · Prepaid Expenses	2,684.00
Total Other Current Assets	<u>2,684.00</u>
Total Current Assets	<u>546,893.48</u>
TOTAL ASSETS	<u><u>546,893.48</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	7,926.63
Total Accounts Payable	<u>7,926.63</u>
Other Current Liabilities	
2000 · Design Review Board	
2021 · DRB Review and Tech Fees Income	33,650.00
2022 · DRB Review & Tech Fees Expenses	-33,650.00
Total 2000 · Design Review Board	<u>0.00</u>
2020 · DRB Deposits	177,000.00
2306 · Prepaid Assessments	158,750.00
Total Other Current Liabilities	<u>335,750.00</u>
Total Current Liabilities	<u>343,676.63</u>
Total Liabilities	343,676.63
Equity	
Capital Improvement Fund Bal	94,321.45
3310 · Working Capital Reserve	62,690.00
Net Income	46,205.40
Total Equity	<u>203,216.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>546,893.48</u></u>

**Cordillera Valley Club Property Owners
 Profit & Loss Budget vs. Actual
 January through December 2016**

	<u>Jan - Dec 16</u>	<u>Budget</u>
Income		
4045 · Club Impact Fee	0.00	20,926.00
4090 · Other Revenue- Late Fees	319.49	1,078.00
4060 · Interest Income	1,186.12	900.00
4025 · DRB Fines Revenue	3,350.00	
4010 · Assessments	158,750.00	158,750.00
R-4058 · RE Transfer Assessment	219,315.00	50,000.00
Total Income	382,920.61	231,654.00
Expense		
6000 · Capital Improvement Projects		
6012 · Roadway Conceptual Planning	0.00	5,000.00
6009 · West Gate Signage	0.00	30,000.00
5706 · Landscaping Improvements	0.00	50,000.00
6005 · ERWS Irrigation System Removal	1,588.00	
6004 · HOA Lot Gravel and Cleanup	2,274.00	
6011 · Trail Construction and Mainten	3,210.50	
6018 · 2016 Berm Project	150,810.87	
Total 6000 · Capital Improvement Projects	157,883.37	85,000.00
Operating Expenses		
6100 · Design and Review Board		
6106 · DRB General Ovehead	7,200.00	7,200.00
Total 6100 · Design and Review Board	7,200.00	7,200.00
5000 · Adminstrative Expenses		
5140 · Marketing	0.00	10,000.00
5090 · Bank Charges	346.40	180.00
5080 · Audit/Tax Prep Fees	650.00	650.00
5100 · Meeting Expense	668.24	2,200.00
5180 · Office Supplies	1,314.71	2,000.00
5001 · Accounting		
5003 · HOA Statement Prep Fee	0.00	
5001 · Accounting - Other	3,575.00	4,000.00
Total 5001 · Accounting	3,575.00	4,000.00
5150 · Legal fees - G&A		
5152 · Club Dispute	0.00	0.00
5150 · Legal fees - G&A - Other	4,104.00	5,000.00
Total 5150 · Legal fees - G&A	4,104.00	5,000.00
5130 · Ins exp	4,217.00	2,500.00
5002 · Management Fees	13,800.00	13,800.00
Total 5000 · Adminstrative Expenses	28,675.35	40,330.00
5601 · Community Relations		
5120 · Homeowner Relations	840.00	3,500.00
5704 · Tree Care	3,570.00	3,500.00
5141 · Fishing Rights	3,608.15	3,600.00
5700 · Holiday Lights	7,870.00	6,000.00
5703 · Weed and Pest Control	9,338.77	10,000.00
5705 · Utilities- Water	15,016.65	17,000.00
5709 · Trash & Recycle Service	27,679.49	25,000.00
5702 · Landscaping-Flower Maintenance	35,978.84	40,000.00
5701 · Landscaping- Turf Area Maint	39,054.59	30,000.00
Total 5601 · Community Relations	142,956.49	138,600.00
Total Operating Expenses	178,831.84	186,130.00
Total Expense	336,715.21	271,130.00
Net Income	46,205.40	-39,476.00