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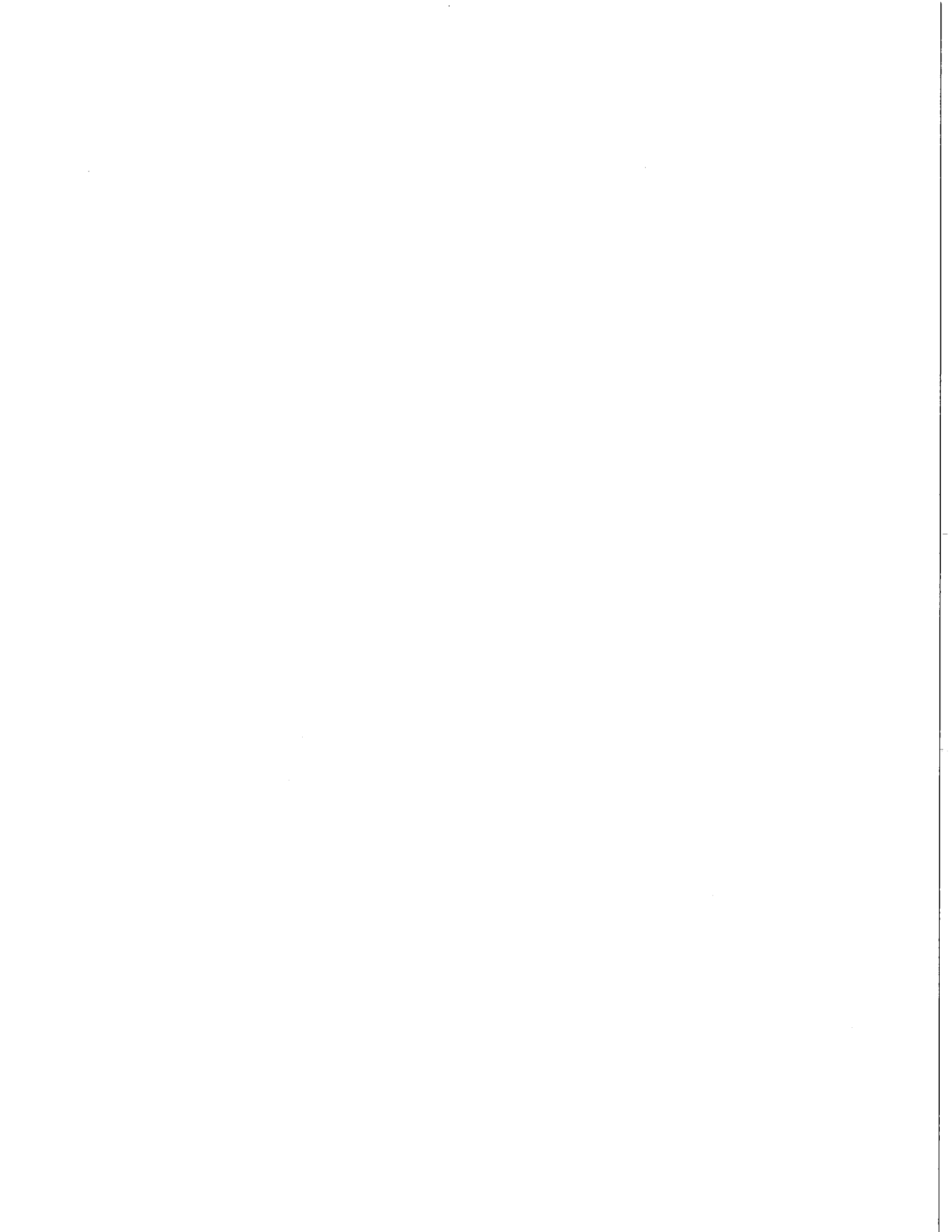
Accrual Basis

Cordillera Valley Club Property Owners

Balance Sheet

As of December 31, 2015

	<u>Dec 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1030 · Colorado Community Bank -Saving	250,684.07
1010 · 1st Bank Checking	2,796.40
1020 · 1st Bank-Avon Savings X0132	101,584.97
Total Checking/Savings	<u>355,065.44</u>
Accounts Receivable	
1200 · Accounts Receivable	156,930.06
Total Accounts Receivable	<u>156,930.06</u>
Total Current Assets	<u>511,995.50</u>
TOTAL ASSETS	<u><u>511,995.50</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	996.55
Total Accounts Payable	<u>996.55</u>
Other Current Liabilities	
2020 · DRB Deposits	195,500.00
Total Other Current Liabilities	<u>195,500.00</u>
Total Current Liabilities	<u>196,496.55</u>
Total Liabilities	196,496.55
Equity	
Capital Improvement Fund Bal	408,120.78
3310 · Working Capital Reserve	62,427.50
Net Income	-155,049.33
Total Equity	<u>315,498.95</u>
TOTAL LIABILITIES & EQUITY	<u><u>511,995.50</u></u>



8:18 PM

01/19/16

Accrual Basis

**Cordillera Valley Club Property Owners
Profit & Loss Budget vs. Actual
January through December 2015**

	Jan - Dec 15	Budget
Income		
4010 · Assessments	317,500.00	158,750.00
4020 · Design Review Income	69,725.00	35,000.00
4025 · DRB Fines Revenue	100.00	
4030 · Forfeited DRB Deposit	1,400.00	
4045 · Club Impact Fee	20,575.58	20,600.00
4060 · Interest Income	1,060.31	900.00
4090 · Other Revenue- Late Fees	977.94	500.00
R-4058 · RE Transfer Assessment	186,885.00	50,000.00
Total Income	598,223.83	265,750.00
Expense		
Operating Expenses		
6100 · Design and Review Board		
6180 · DRB Submittals	69,725.00	35,000.00
6106 · DRB General Overhead	7,200.00	7,200.00
Total 6100 · Design and Review Board	76,925.00	42,200.00
5601 · Community Relations		
5705 · Utilities- Water	14,406.53	18,000.00
5709 · Trash & Recycle Service	25,797.60	24,000.00
5704 · Tree Care	3,187.00	4,500.00
5703 · Weed and Pest Control	12,305.00	4,000.00
5702 · Landscaping-Flower Maintenance	46,271.91	40,000.00
5701 · Landscaping- Turf Area Maint	28,635.17	20,000.00
5700 · Holiday Lights	9,733.05	4,000.00
5120 · Homeowner Relations	974.94	3,500.00
Total 5601 · Community Relations	141,311.20	118,000.00
5000 · Administrative Expenses		
5140 · Marketing	26,626.00	
5002 · Management Fees	13,800.00	13,800.00
5001 · Accounting		
5003 · HOA Statement Prep Fee	0.00	
5001 · Accounting - Other	3,605.00	3,999.96
Total 5001 · Accounting	3,605.00	3,999.96
5080 · Audit/Tax Prep Fees	650.00	650.00
5090 · Bank Charges	241.60	200.00
5130 · Ins exp	2,679.00	3,000.00
5150 · Legal fees - G&A		
5152 · Club Dispute	0.00	3,600.00
5150 · Legal fees - G&A - Other	5,204.00	3,300.00
Total 5150 · Legal fees - G&A	5,204.00	6,900.00
5100 · Meeting Expense	2,726.82	1,500.00
5180 · Office Supplies	1,473.96	2,000.00
Total 5000 · Administrative Expenses	57,006.38	32,049.96
Total Operating Expenses	275,242.58	192,249.96
5160 · Management Fees	0.00	0.00
5141 · Fishing Rights	3,586.70	
5159 · Marketing	0.00	35,000.00
6000 · Capital Improvement Projects		
6007 · Roadway Bed Construction	267,579.57	150,000.00
6008 · Tree Removal/ Wildfire Mitigati	7,850.00	
5706 · Landscaping Improvements	162,689.86	50,000.00
6009 · West Gate Signage	16,275.00	17,100.00
6011 · Trail Construction and Mainten	0.00	17,900.00
6012 · Roadway Conceptual Planning	12,887.86	10,000.00

8:18 PM

01/19/16

Accrual Basis

Cordillera Valley Club Property Owners
Profit & Loss Budget vs. Actual
January through December 2015

	<u>Jan - Dec 15</u>	<u>Budget</u>
6000 · Capital Improvement Projects - Other	7,161.59	
Total 6000 · Capital Improvement Projects	474,443.88	245,000.00
Total Expense	753,273.16	472,249.96
Net Income	<u>-155,049.33</u>	<u>-206,499.96</u>