

Cordillera Valley Club Property Owners Association

Balance Sheet

12/31/2024

ASSETS

Current Assets

Checking/Savings

1035 · 1st Bank Checking DRB	19,646.36
1012 Chase Bank -DRB	279,438.50
1020 · 1st Bank-Avon Savings X0132	142,048.45
1040 Fidelity Investment	1,404,340.13
Total Checking/Savings	1,845,473.44

Accounts Receivable

1200 · Accounts Receivable	-1,500.00
Total Accounts Receivable	-1,500.00

Total Current Assets

TOTAL ASSETS	1,843,973.44
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 · Accounts Payable	25,907.18
Total Accounts Payable	25,907.18

Other Current Liabilities

2000 · Design Review Board	
2021 · DRB Review and Tech Fees Income	25,050.00
2022 · DRB Review & Tech Fees Expenses	25,050.00
Total 2000 · Design Review Board	50,100.00

2020 · DRB Deposits	278,200.00
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Total Other Current Liabilities	304,107.18
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Total Current Liabilities	304,107.18
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Total Liabilities	304,107.18
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Equity

Capital Improvement Fund Bal	1,014,275.18
3310 · Working Capital Reserve	69,765.00
Net Income	455,826.26

Total Equity	1,539,866.44
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TOTAL LIABILITIES & EQUITY	1,843,973.62
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CORDILLERA VALLEY CLUB
2023 Year-End Financials

Cordillera Valley Club Property Owners Association				
12/31/2024				
	2023	YTD Actual	Projections	Approved
	Approved	1/1/23 through	to Budget	2024
	Budget	12/31/2023	(unfavorable)	Budget
Revenues				
Regular Assessments	204,000.00	\$ 204,000		204,000.00
Late Fees	1,500.00	\$ -		1,000.00
Reta income	30,000.00	\$ 30,000		35,682.00
Interest Income - Operating	3,800.00	\$ 3,605	194.99	4,300.00
Forteited DRB Deposit	-	\$ -	-	-
Late fees & DRB Fine	-	\$ 311	(310.88)	-
Total Revenues	\$ 239,300	\$ 237,916		\$ 244,982
Expenses				
Administrative Expenses				
Management Fees	21,000.00	\$ 21,000		21,000.00
Accounting	6,600.00	\$ 7,100	(500.00)	7,200.00
Audit/Tax Prep Fees	650.00	\$ 700	(50.00)	700.00
Bank Charges	200.00	\$ 345	(145.00)	350.00
Ins Expense, incl. D&O Liab.	6,000.00	\$ 5,722	278.00	5,500.00
Legal Fees	5,000.00	\$ 330	4,670.00	2,000.00
Meeting Expenses	1,000.00	\$ 347	652.98	350.00
Office Supplies & Expense	1,500.00	\$ 2,775	(1,275.16)	1,500.00
Total Administrative Exp.	\$ 41,950	\$ 38,319	3,630.82	\$ 38,600
DRB Expenses				
DRB General Overhead	9,600.00	\$ 9,600	-	9,600.00
Total DRB Expenses	\$ 9,600	\$ 9,600		\$ 9,600
Community Operations				
Homeowner Relations	1,000.00	\$ 1,466	(465.92)	1,400.00
Trash and Recycling	37,000.000	\$ 38,040	(1,040.28)	39,000.000
Recreation/Fishing	5,435.00	\$ 5,801	(366.38)	13,000.00
Landscaping - Lawn and Roadway Maintenan	47,000.00	\$ 56,032	(9,032.38)	48,781.00
Landscaping-Flowers & Beds	43,500.00	\$ 48,523	(5,023.34)	42,961.00
Holiday Lights	9,500.00	\$ 11,213	(1,713.00)	10,000.00
Weed & Pest Control	5,000.00	\$ 2,400	2,600.00	4,260.00
Tree Care	3,500.00	\$ 4,640	(1,140.00)	2,380.00
Utilities - Water	27,000.00	\$ 30,167	(3,167.12)	35,000.00
2022 DRB Fine Waived		\$ 2,600	(2,600.00)	
Total Community Operations Exp	178,935.00	\$ 200,883	\$ (19,348)	196,782.00
TOTAL OPERATING EXENSES	\$ 230,485	\$ 248,803		\$ 244,982
Net income or loss from Operations	8,815.00	\$ (10,887)		-

**Cordillera Valley Club Property Owners Association
Capital Reserve**

	<u>ACTUAL 12/31/23</u>
Beginning Maintenance Reserve Capital	\$ 1,014,275.18
Current Year Funding 1% RETA FUND	\$ 514,930.00
Fidelity Interest	\$ 20,915.77
Current YTD	\$ 535,845.77
Landscaping Improvements	
Holiday Lights	\$ 4,582.00
Water Feature Pump Liners	\$ -
Tree Planting	
Tree Pruning/ Removal Wildfire Mitigation	\$ 15,414.73
Irrigation	
New Flower Beds	\$ -
Tree Feeding Berm	
Weeding Berm	
Wildfire Mitigation	
POA Lot	\$ 7,000.00
Roadway/Intersection Bed Construction	\$ -
Water Tank Restoration	\$ -
Legal For New Condo Docs	\$ -
Street Lights	\$ -
Berm Construction	
Berm Project - Revegetation & Weed Control	\$ 42,136.15
Weeding Berm	
Park Planning	
Off site Signage	
Post off Boxes	
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Total Annual Expenses 12 month	69,133
Current year income/ loss	\$ 466,712.89
Fund Balance	\$ 1,480,988.07