

**Club Residences Owners Association
Balance Sheets
As of the Dates Indicated**

Printed: 05/31/23

Operating Fund 12/31/21

Current Assets
First Bank Operating Account 11,493

Total Cash 11,493

Accounts Receivable 2,507
1-1100 · Accounts Receivable 2,507
12000 · Undeposited Funds 0
Prepaid Expenses 0

Total Assets 14,000

Liabilities and Fund Equity

Current Liabilities
Accounts Payable 310
Due To (From) Reserve Fund 0
Deferred Revenue 0
Prepaid Assessments 0
Member Working Capital Deposits 14,625
Total 14,935

Fund Equity
Operating Fund Balance (935)
Total Fund Equity (935)

Total Liabilities and Fund Equity 14,000
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Replacement Fund 12/31/21

Current Assets
Replacement Reserve Bank Account 0
Due From (To) Operating Fund 0
Total Assets 0

Liabilities and Fund Equity

Current Liabilities
Deferred Reserve Revenue 0
Total Liabilities 0

Fund Equity
Replacement Reserve Fund Balance 0
Total Fund Equity 0

Total Liabilities and Fund Equity 0
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No assurance is provided on these financial statements; substantially all disclosures required by GAAP om

Club Residences Owners Association
 Statement of Revenues, Expenses and Changes in F Printed: 05/31/23
 Actual, Budget and Forecast for the Periods Indicated

Operating Fund	Forecast		Preliminary			Prelim 2022 Budget	
	Approved	Variance	12 Months	12 Months	Variance		
	2021 Budget	Favorable (Unfavor)	2021 Forecast	Ended 12/31/21 Actual	Ended 12/31/21 Budget		Favorable (Unfavor)
Revenues							
Operating Fund Assessments per Unit	6,500		0			6,500	
Reserve Fund Assessments per Unit	800		0			800	
Operating Assessment	58,500	(58,500)	0	0	58,500	(58,500)	14,625
Developer Reimbursement		4,615	4,615	2,507	0	2,507	1,351
Title Company Statement Fees	100	(100)	0	0	100	(100)	100
Transfer from (to) Repl Reserve				0			
Other Income	0	0	0	0	0	0	0
Total Revenues	58,600	(53,985)	4,615	2,507	58,600	(56,093)	16,076
General & Admin Expenses							
Accounting Tax Return Prep.	300	300	0	0	300	300	450
Bank Charge incl Check Stock	420	245	175	0	420	420	420
Insurance Expense	900	275	625	625	900	275	656
Title Statement Prep	100	100	0	0	100	100	100
Legal Fees	500	500	0	0	500	500	500
Management Fees	12,000	9,210	2,790	2,790	12,000	9,210	5,730
Office Supplies	300	275	25	27	300	273	200
Dues, Registration & Website Hosting	250	250	0	0	250	250	195
Total G&A Expenses	14,770	11,155	3,615	3,442	14,770	11,328	8,251
Operations & Maintenance Expenses							
Building Facade Repair & Maint		0		0	0	0	0
Sidewalk, Driveways Repair & Maint		0		0	0	0	0
General Repairs & Maintenance	1,000	1,000	0	0	1,000	1,000	1,000
Irrigation System Maintenance		0		0	0	0	0
Landscape Services	20,000	20,000	0	0	20,000	20,000	0
Landscape Planting Beds	0	0		0	0	0	0
Tree Care		0		0	0	0	0
Lights Common and Seasonal	1,000	1,000	0	0	1,000	1,000	1,000
Snow Removal	12,000	12,000	0	0	12,000	12,000	3,600
Trash Removal	4,500	4,500	0	0	4,500	4,500	1,125
Water for Irrigation	4,000	4,000	0	0	4,000	4,000	0
Contingency	1,330	330	1,000		1,330	1,330	1,000
Total Operations & Maintenance Exp	43,830	42,830	1,000	0	43,830	43,830	7,725
Total Expenditures	58,600	53,985	4,615	3,442	58,600	55,158	15,976
Revenue Over (Under) Expenditures	0	0	0	(935)	0	(935)	100
Beginning Fund Balance	0	0	0	0	0	0	0
Ending Fund Balance	0	0	0	(935)	0	(935)	100

Replacement Fund	Forecast		Preliminary			Prelim 2022 Budget	
	Approved	Variance	12 Months	12 Months	Variance		
	2021 Budget	Favorable (Unfavor)	2021 Forecast	Ended 12/31/21 Actual	Ended 12/31/21 Budget		Favorable (Unfavor)
Revenues							
Replacement Reserve Assessment	7,200	(7,200)	0	0	7,200	(7,200)	1,800
Transfer from (to) Operating		0	0	0	0	0	0
Interest Income - Reserve	0	0	0	0	0	0	0
Total Revenues	7,200	(7,200)	0	0	7,200	(7,200)	1,800
Expenditures							
Capital Common Areas	0	0	0	0	0	0	0
Capital Buildings	0	0	0	0	0	0	0
Capital Walkways	0	0	0	0	0	0	0
Capital Landscape	0	0	0	0	0	0	0
Capital Irrigation System	0	0	0	0	0	0	0
Capital Pavement Resurface	0	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0	0
Revenue Over (Under) Expenditures	7,200	(7,200)	0	0	7,200	(7,200)	1,800
Beginning Fund Balance	0	0	0	0	0	0	0
Ending Fund Balance	7,200	(7,200)	0	0	7,200	(7,200)	1,800

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