

Colorado Golf Club Homeowners Association
Balance Sheet - CGC
Period Through: 10/31/2025

Assets		
<u>Cash</u>		
1010 - FCB Operating Account	\$49,623.87	
1015 - FCB Operating - DRC	\$17,277.10	
1020 - FCB Operating - DRC Deposits	\$630,347.79	
<u>Cash Total</u>	\$697,248.76	
<u>Accounts Receivable</u>		
1200 - Accounts Receivable	\$3,660.43	
<u>Accounts Receivable Total</u>	\$3,660.43	
<u>Other Current Assets</u>		
1320 - Prepaid Expenses	\$3,200.00	
<u>Other Current Assets Total</u>	\$3,200.00	
Assets Total		\$704,109.19
Liabilities and Equity		
<u>Accounts Payable</u>		
2000 - Accounts Payable	\$2,000.00	
<u>Accounts Payable Total</u>	\$2,000.00	
<u>Other Current Liabilities</u>		
2122 - Prepaid Assessments	\$5,708.28	
<u>Other Current Liabilities Total</u>	\$5,708.28	
<u>Deposit Liabilities</u>		
2124 - Design Review Fee Deposit	\$630,000.00	
2128 - Deposits Held	(\$261.50)	
<u>Deposit Liabilities Total</u>	\$629,738.50	
Retained Earnings		\$50,399.65
Net Income		\$16,262.76
Liabilities & Equity Total		\$704,109.19

Colorado Golf Club Homeowners Association
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessment Income</u>							
4000 - HOA Assessment - Occupied	\$76.94	\$0.00	\$76.94	\$64,248.94	\$76,796.00	(\$12,547.06)	\$76,796.00
4001 - HOA Assessment - Vacant	\$0.00	\$0.00	\$0.00	\$24,297.00	\$17,095.00	\$7,202.00	\$17,095.00
4050 - Late Fee	\$0.00	\$83.33	(\$83.33)	\$2,523.95	\$833.30	\$1,690.65	\$1,000.00
4051 - Covenant Violation Fine	\$200.00	\$83.33	\$116.67	\$200.00	\$833.30	(\$633.30)	\$1,000.00
4070 - Sign Income	\$0.00	\$145.83	(\$145.83)	\$1,750.00	\$1,458.30	\$291.70	\$1,750.00
4110 - Operating Interest	\$29.61	\$125.00	(\$95.39)	\$1,012.12	\$1,250.00	(\$237.88)	\$1,500.00
4116 - Legal Fee	\$0.00	\$41.67	(\$41.67)	(\$275.00)	\$416.70	(\$691.70)	\$500.00
<u>Total Assessment Income</u>	\$306.55	\$479.16	(\$172.61)	\$93,757.01	\$98,682.60	(\$4,925.59)	\$99,641.00
<u>DRC Income</u>							
4201 - DRC Review Fee	\$500.00	\$3,333.33	(\$2,833.33)	\$20,500.00	\$33,333.30	(\$12,833.30)	\$40,000.00
<u>Total DRC Income</u>	\$500.00	\$3,333.33	(\$2,833.33)	\$20,500.00	\$33,333.30	(\$12,833.30)	\$40,000.00
Total Income	\$806.55	\$3,812.49	(\$3,005.94)	\$114,257.01	\$132,015.90	(\$17,758.89)	\$139,641.00
Expense							
<u>Administrative Expenses</u>							
5001 - Administrative Expense	\$200.00	\$0.00	(\$200.00)	\$1,400.00	\$0.00	(\$1,400.00)	\$0.00
5006 - Office Supplies	\$0.00	\$8.33	\$8.33	\$150.00	\$83.30	(\$66.70)	\$100.00
5007 - Bank Fees	\$0.00	\$0.00	\$0.00	\$28.00	\$0.00	(\$28.00)	\$0.00
5026 - Income Tax	\$0.00	\$12.08	\$12.08	\$895.00	\$120.80	(\$774.20)	\$145.00
5031 - Insurance	\$0.00	\$333.33	\$333.33	\$3,014.50	\$3,333.30	\$318.80	\$4,000.00
5099 - Miscellaneous Expense	\$0.00	\$41.67	\$41.67	(\$68.70)	\$416.70	\$485.40	\$500.00
5120 - Covenant Processing Fee	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$0.00
5121 - Covenant Processing Fee Income	(\$180.00)	\$0.00	\$180.00	(\$850.00)	\$0.00	\$850.00	\$0.00
5130 - A/R Processing Fee	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
5131 - A/R Processing Fee Income	\$0.00	(\$83.33)	(\$83.33)	(\$420.00)	(\$833.30)	(\$413.30)	(\$1,000.00)
<u>Total Administrative Expenses</u>	\$20.00	\$478.75	\$458.75	\$4,448.80	\$4,787.50	\$338.70	\$5,745.00
<u>DRC Expense</u>							
5040 - DRC Consulting Fee	\$2,150.00	\$2,400.00	\$250.00	\$29,812.50	\$24,000.00	(\$5,812.50)	\$28,800.00
5041 - DRC Legal	\$0.00	\$41.67	\$41.67	\$1,624.00	\$416.70	(\$1,207.30)	\$500.00
5042 - DRC Postage	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
<u>Total DRC Expense</u>	\$2,150.00	\$2,450.00	\$300.00	\$31,436.50	\$24,500.00	(\$6,936.50)	\$29,400.00
<u>Landscape & Grounds</u>							
7024 - Pet Stations & Supplies	\$0.00	\$549.17	\$549.17	\$2,482.75	\$5,491.70	\$3,008.95	\$6,590.00
7028 - Signage Repair & Maintenance	\$0.00	\$145.83	\$145.83	\$1,040.44	\$1,458.30	\$417.86	\$1,750.00
7046 - Holiday Lights & Decorations	\$0.00	\$708.33	\$708.33	\$4,405.00	\$7,083.30	\$2,678.30	\$8,500.00
<u>Total Landscape & Grounds</u>	\$0.00	\$1,403.33	\$1,403.33	\$7,928.19	\$14,033.30	\$6,105.11	\$16,840.00
<u>Professional Services</u>							
5000 - Management Fee	\$3,000.00	\$2,500.00	(\$500.00)	\$27,200.00	\$25,000.00	(\$2,200.00)	\$30,000.00
5010 - Legal Reimbursement	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5011 - Legal Fees - Collection	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5012 - Legal Fees - General	\$0.00	\$1,000.00	\$1,000.00	\$2,880.00	\$10,000.00	\$7,120.00	\$12,000.00
5015 - Audit & Tax Services	\$0.00	\$28.75	\$28.75	\$2,000.00	\$287.50	(\$1,712.50)	\$345.00

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Budget Comparison Report
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025	1/1/2025 - 10/31/2025
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	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Professional Services</u>	\$3,000.00	\$3,612.09	\$612.09	\$32,080.00	\$36,120.90	\$4,040.90	\$43,345.00
<u>Utilities</u>							
8307 - Trash Removal	\$2,323.66	\$2,162.42	(\$161.24)	\$21,760.95	\$21,624.20	(\$136.75)	\$25,949.00
8310 - Utility Locate Fees	\$0.00	\$70.83	\$70.83	\$339.81	\$708.30	\$368.49	\$850.00
<u>Total Utilities</u>	\$2,323.66	\$2,233.25	(\$90.41)	\$22,100.76	\$22,332.50	\$231.74	\$26,799.00
<u>Total Expense</u>	\$7,493.66	\$10,177.42	\$2,683.76	\$97,994.25	\$101,774.20	\$3,779.95	\$122,129.00
Operating Net Income	(\$6,687.11)	(\$6,364.93)	(\$322.18)	\$16,262.76	\$30,241.70	(\$13,978.94)	\$17,512.00
Net Income	(\$6,687.11)	(\$6,364.93)	(\$322.18)	\$16,262.76	\$30,241.70	(\$13,978.94)	\$17,512.00