

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5781	\$17,573.68	
10-1010-00	First Bank - Operating 9839	17,787.13	

Total CASH - OPERATING:

\$35,360.81

CASH - RESERVE

12-1200-00	South State - Reserve 5784	38,833.35	
12-1210-00	First Bank - Reserve 9855	76,728.35	

Total CASH - RESERVE:

\$115,561.70

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	5,990.13	
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Total ACCOUNTS RECEIVABLE:

\$5,990.13
Total Assets:
\$156,912.64
Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	175.00	
20-2100-00	Prepaid Assessments	4,025.78	

Total CURRENT LIABILITIES:

\$4,200.78

RESERVE FUNDS

25-2500-00	Reserves - General	117,430.14	
25-2590-00	Reserves - Interest	22.06	
25-2600-00	Reserves - Expenses	(1,890.50)	

Total RESERVE FUNDS:

\$115,561.70

EQUITY

30-3300-00	Working Capital	40,124.00	
30-3500-00	Retained Earnings	(32,288.77)	

Total EQUITY:

\$7,835.23

Net Income Gain / Loss

29,314.93
\$29,314.93
Total Liabilities & Equity:
\$156,912.64

Income Statement - Operating

The Legacy Ridge Condominium Association of Colorado Springs

11/1/2021 - 11/30/2021

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Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance	Actual	Budget	Variance			
OPERATING INCOME								
INCOME								
\$17,867.00	\$17,757.25	\$109.75	4000	Assessment Income	\$196,537.00	\$195,329.75	\$1,207.25	\$213,087.00
-	83.33	(83.33)	4020	Late Fees	239.64	916.63	(676.99)	1,000.00
17,867.00	17,840.58	26.42	Total INCOME		196,776.64	196,246.38	530.26	214,087.00
17,867.00	17,840.58	26.42	TOTAL OPERATING INCOME		196,776.64	196,246.38	530.26	214,087.00
OPERATING EXPENSE								
ADMINISTRATIVE EXPENSES								
1,266.67	1,266.67	-	5000	Management Contract	14,508.37	13,933.37	(575.00)	15,200.00
-	-	-	5030	Audit/Accounting Fees	-	450.00	450.00	450.00
1,223.00	166.67	(1,056.33)	5040	Legal - General	10,186.50	1,833.37	(8,353.13)	2,000.00
-	-	-	5045	Legal - Collections	(165.00)	-	165.00	-
-	-	-	5049	Legal - Reimbursable	(4,069.50)	-	4,069.50	-
-	-	-	5055	Bank Charges	45.62	-	(45.62)	-
207.90	250.00	42.10	5095	Admin Miscellaneous	3,740.87	2,750.00	(990.87)	3,000.00
2,697.57	1,683.34	(1,014.23)	Total ADMINISTRATIVE EXPENSES		24,246.86	18,966.74	(5,280.12)	20,650.00
INSURANCE								
2,819.88	2,375.00	(444.88)	5100	Insurance Property/Liability	33,170.04	26,125.00	(7,045.04)	28,500.00
-	-	-	5160	Insurance - Workers Comp	483.00	-	(483.00)	-
2,819.88	2,375.00	(444.88)	Total INSURANCE		33,653.04	26,125.00	(7,528.04)	28,500.00
LANDSCAPING								
1,244.00	1,185.00	(59.00)	5600	Lawn Contract	13,507.00	13,035.00	(472.00)	14,220.00
175.00	166.67	(8.33)	5610	Landscaping	2,812.94	1,833.37	(979.57)	2,000.00
-	66.67	66.67	5630	Tree Maintenance	-	733.37	733.37	800.00
-	100.00	100.00	5650	Sprinkler Repair	2,633.57	1,100.00	(1,533.57)	1,200.00
1,419.00	1,518.34	99.34	Total LANDSCAPING		18,953.51	16,701.74	(2,251.77)	18,220.00
UTILITIES								
257.94	316.67	58.73	6010	Electricity	2,962.46	3,483.37	520.91	3,800.00
3,363.66	3,833.33	469.67	6030	Water/Sewer	39,829.94	42,166.63	2,336.69	46,000.00
1,028.14	645.83	(382.31)	6065	Trash	9,328.38	7,104.13	(2,224.25)	7,750.00
4,649.74	4,795.83	146.09	Total UTILITIES		52,120.78	52,754.13	633.35	57,550.00
REPAIRS & MAINTENANCE								
-	208.33	208.33	6500	General Repairs & Maint	705.00	2,291.63	1,586.63	2,500.00
-	100.00	100.00	6511	Gutter Maintenance	1,500.00	1,100.00	(400.00)	1,200.00
-	41.67	41.67	6525	Fence Repairs & Maint	1,222.64	458.37	(764.27)	500.00
-	20.83	20.83	6535	Signage/Sign Repairs	85.00	229.13	144.13	250.00
-	20.83	20.83	6540	Pest Control	140.00	229.13	89.13	250.00
-	166.67	166.67	6554	Electrical/Light Repairs & Maint	2,897.62	1,833.37	(1,064.25)	2,000.00
-	33.33	33.33	6560	Road Maintenance	-	366.63	366.63	400.00
-	-	-	6565	Clubhouse Maint	210.00	-	(210.00)	-
-	625.00	625.00	6590	Snow Removal	13,355.50	6,875.00	(6,480.50)	7,500.00
-	1,216.66	1,216.66	Total REPAIRS & MAINTENANCE		20,115.76	13,383.26	(6,732.50)	14,600.00
RESERVE CONTRIBUTIONS								
-	6,213.92	6,213.92	6900	Reserve Contribution	18,371.76	68,353.12	49,981.36	74,567.00
-	6,213.92	6,213.92	Total RESERVE CONTRIBUTIONS		18,371.76	68,353.12	49,981.36	74,567.00

Income Statement - Operating

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11/1/2021 - 11/30/2021

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Current Period				Year-to-date			Annual Budget
Actual	Budget	Variance		Actual	Budget	Variance	
\$11,586.19	\$17,803.09	\$6,216.90	TOTAL OPERATING EXPENSE	\$167,461.71	\$196,283.99	\$28,822.28	\$ 214,087.00
\$6,280.81	\$37.49	\$6,243.32	Net Operating Income	\$29,314.93	(\$37.61)	\$29,352.54	\$ 0.00
\$6,280.81	\$37.49	\$6,243.32	COMBINED NET INCOME	\$29,314.93	(\$37.61)	\$29,352.54	\$-