

**Assets**

## CASH - OPERATING

10-1000-00	South State - Operating 5781	\$9,721.87
10-1010-00	First Bank - Operating 9839	17,787.13

## Total CASH - OPERATING:

\$27,509.00

## CASH - RESERVE

12-1200-00	South State - Reserve 5784	40,722.10
12-1210-00	First Bank - Reserve 9855	76,727.68

## Total CASH - RESERVE:

\$117,449.78

## ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	6,586.13
------------	---------------------------------	----------

## Total ACCOUNTS RECEIVABLE:

\$6,586.13
**Total Assets:**
**\$151,544.91**
**Liabilities & Equity**

## CURRENT LIABILITIES

20-2000-00	Accounts Payable	175.00
20-2100-00	Prepaid Assessments	3,050.78

## Total CURRENT LIABILITIES:

\$3,225.78

## RESERVE FUNDS

25-2500-00	Reserves - General	117,430.14
25-2590-00	Reserves - Interest	19.64

## Total RESERVE FUNDS:

\$117,449.78

## 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	23,034.12
------------------------	-----------

\$23,034.12
**Total Liabilities & Equity:**
**\$151,544.91**

### Income Statement - Operating

## The Legacy Ridge Condominium Association of Colorado Springs

10/1/2021 - 10/31/2021

Date:	12/30/2021
Time:	5:00 pm
Page:	1

Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance	Actual	Budget	Variance			
<b>OPERATING INCOME</b>								
<b>INCOME</b>								
\$17,867.00	\$17,757.25	\$109.75	4000	Assessment Income	\$178,670.00	\$177,572.50	\$1,097.50	\$213,087.00
-	83.33	(83.33)	4020	Late Fees	239.64	833.30	(593.66)	1,000.00
17,867.00	17,840.58	26.42	<b>Total INCOME</b>		178,909.64	178,405.80	503.84	214,087.00
17,867.00	17,840.58	26.42	<b>TOTAL OPERATING INCOME</b>		178,909.64	178,405.80	503.84	214,087.00
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE EXPENSES</b>								
1,266.67	1,266.67	-	5000	Management Contract	13,241.70	12,666.70	(575.00)	15,200.00
-	-	-	5030	Audit/Accounting Fees	-	450.00	450.00	450.00
660.00	166.67	(493.33)	5040	Legal - General	8,963.50	1,666.70	(7,296.80)	2,000.00
(165.00)	-	165.00	5045	Legal - Collections	(165.00)	-	165.00	-
-	-	-	5049	Legal - Reimbursable	(4,069.50)	-	4,069.50	-
-	-	-	5055	Bank Charges	45.62	-	(45.62)	-
665.14	250.00	(415.14)	5095	Admin Miscellaneous	3,532.97	2,500.00	(1,032.97)	3,000.00
2,426.81	1,683.34	(743.47)	<b>Total ADMINISTRATIVE EXPENSES</b>		21,549.29	17,283.40	(4,265.89)	20,650.00
<b>INSURANCE</b>								
2,819.88	2,375.00	(444.88)	5100	Insurance Property/Liability	30,350.16	23,750.00	(6,600.16)	28,500.00
-	-	-	5160	Insurance - Workers Comp	483.00	-	(483.00)	-
2,819.88	2,375.00	(444.88)	<b>Total INSURANCE</b>		30,833.16	23,750.00	(7,083.16)	28,500.00
<b>LANDSCAPING</b>								
1,244.00	1,185.00	(59.00)	5600	Lawn Contract	12,263.00	11,850.00	(413.00)	14,220.00
175.00	166.67	(8.33)	5610	Landscaping	2,637.94	1,666.70	(971.24)	2,000.00
-	66.67	66.67	5630	Tree Maintenance	-	666.70	666.70	800.00
-	100.00	100.00	5650	Sprinkler Repair	2,633.57	1,000.00	(1,633.57)	1,200.00
1,419.00	1,518.34	99.34	<b>Total LANDSCAPING</b>		17,534.51	15,183.40	(2,351.11)	18,220.00
<b>UTILITIES</b>								
235.00	316.67	81.67	6010	Electricity	2,704.52	3,166.70	462.18	3,800.00
4,357.61	3,833.33	(524.28)	6030	Water/Sewer	36,466.28	38,333.30	1,867.02	46,000.00
886.33	645.83	(240.50)	6065	Trash	8,300.24	6,458.30	(1,841.94)	7,750.00
5,478.94	4,795.83	(683.11)	<b>Total UTILITIES</b>		47,471.04	47,958.30	487.26	57,550.00
<b>REPAIRS &amp; MAINTENANCE</b>								
90.00	208.33	118.33	6500	General Repairs & Maint	705.00	2,083.30	1,378.30	2,500.00
-	100.00	100.00	6511	Gutter Maintenance	1,500.00	1,000.00	(500.00)	1,200.00
1,204.98	41.67	(1,163.31)	6525	Fence Repairs & Maint	1,222.64	416.70	(805.94)	500.00
-	20.83	20.83	6535	Signage/Sign Repairs	85.00	208.30	123.30	250.00
-	20.83	20.83	6540	Pest Control	140.00	208.30	68.30	250.00
-	166.67	166.67	6554	Electrical/Light Repairs & Maint	2,897.62	1,666.70	(1,230.92)	2,000.00
-	33.33	33.33	6560	Road Maintenance	-	333.30	333.30	400.00
-	-	-	6565	Clubhouse Maint	210.00	-	(210.00)	-
-	625.00	625.00	6590	Snow Removal	13,355.50	6,250.00	(7,105.50)	7,500.00
1,294.98	1,216.66	(78.32)	<b>Total REPAIRS &amp; MAINTENANCE</b>		20,115.76	12,166.60	(7,949.16)	14,600.00
<b>RESERVE CONTRIBUTIONS</b>								
-	6,213.92	6,213.92	6900	Reserve Contribution	18,371.76	62,139.20	43,767.44	74,567.00
-	6,213.92	6,213.92	<b>Total RESERVE CONTRIBUTIONS</b>		18,371.76	62,139.20	43,767.44	74,567.00

### Income Statement - Operating

The Legacy Ridge Condominium Association of Colorado Springs

10/1/2021 - 10/31/2021

Date:	12/30/2021
Time:	5:00 pm
Page:	2

Current Period				Year-to-date			Annual Budget
Actual	Budget	Variance		Actual	Budget	Variance	
\$13,439.61	\$17,803.09	\$4,363.48	<b>TOTAL OPERATING EXPENSE</b>	\$155,875.52	\$178,480.90	\$22,605.38	\$ 214,087.00
\$4,427.39	\$37.49	\$4,389.90	<b>Net Operating Income</b>	\$23,034.12	(\$75.10)	\$23,109.22	\$ 0.00
\$4,427.39	\$37.49	\$4,389.90	<b>COMBINED NET INCOME</b>	\$23,034.12	(\$75.10)	\$23,109.22	\$-