

**Assets**

## CASH - OPERATING

10-1000-00	South State - Operating 5781	\$8,792.20
10-1010-00	First Bank - Operating 9839	17,787.13

## Total CASH - OPERATING:

\$26,579.33

## CASH - RESERVE

12-1210-00	First Bank - Reserve 9855	126,726.82
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## Total CASH - RESERVE:

\$126,726.82

## ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	4,662.71
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## Total ACCOUNTS RECEIVABLE:

\$4,662.71
**Total Assets:**
**\$157,968.86**
**Liabilities & Equity**

## CURRENT LIABILITIES

20-2000-00	Accounts Payable	9,585.60
20-2100-00	Prepaid Assessments	5,051.08

## Total CURRENT LIABILITIES:

\$14,636.68

## RESERVE FUNDS

25-2500-00	Reserves - General	117,430.14
25-2590-00	Reserves - Interest	18.08

## Total RESERVE FUNDS:

\$117,448.22

## EQUITY

30-3300-00	Working Capital	39,566.00
30-3500-00	Retained Earnings	(32,288.77)

## Total EQUITY:

\$7,277.23

	Net Income Gain / Loss	18,606.73
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\$18,606.73
**Total Liabilities & Equity:**
**\$157,968.86**

### Income Statement - Operating

## The Legacy Ridge Condominium Association of Colorado Springs

9/1/2021 - 9/30/2021

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Current Period			Year-to-date				Annual Budget	
Actual	Budget	Variance			Actual	Budget	Variance	Annual Budget
<b>OPERATING INCOME</b>								
<b>INCOME</b>								
\$17,867.00	\$17,757.25	\$109.75	4000	Assessment Income	\$160,803.00	\$159,815.25	\$987.75	\$213,087.00
-	83.33	(83.33)	4020	Late Fees	239.64	749.97	(510.33)	1,000.00
<u>17,867.00</u>	<u>17,840.58</u>	<u>26.42</u>	<b>Total INCOME</b>		<u>161,042.64</u>	<u>160,565.22</u>	<u>477.42</u>	<u>214,087.00</u>
17,867.00	17,840.58	26.42	<b>TOTAL OPERATING INCOME</b>		161,042.64	160,565.22	477.42	214,087.00
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE EXPENSES</b>								
1,266.67	1,266.67	-	5000	Management Contract	11,975.03	11,400.03	(575.00)	15,200.00
-	-	-	5030	Audit/Accounting Fees	-	450.00	450.00	450.00
337.00	166.67	(170.33)	5040	Legal - General	8,303.50	1,500.03	(6,803.47)	2,000.00
-	-	-	5049	Legal - Reimbursable	(4,069.50)	-	4,069.50	-
15.61	-	(15.61)	5055	Bank Charges	45.62	-	(45.62)	-
94.50	250.00	155.50	5095	Admin Miscellaneous	2,867.83	2,250.00	(617.83)	3,000.00
<u>1,713.78</u>	<u>1,683.34</u>	<u>(30.44)</u>	<b>Total ADMINISTRATIVE EXPENSES</b>		<u>19,122.48</u>	<u>15,600.06</u>	<u>(3,522.42)</u>	<u>20,650.00</u>
<b>INSURANCE</b>								
2,819.88	2,375.00	(444.88)	5100	Insurance Property/Liability	27,530.28	21,375.00	(6,155.28)	28,500.00
-	-	-	5160	Insurance - Workers Comp	483.00	-	(483.00)	-
<u>2,819.88</u>	<u>2,375.00</u>	<u>(444.88)</u>	<b>Total INSURANCE</b>		<u>28,013.28</u>	<u>21,375.00</u>	<u>(6,638.28)</u>	<u>28,500.00</u>
<b>LANDSCAPING</b>								
1,244.00	1,185.00	(59.00)	5600	Lawn Contract	11,019.00	10,665.00	(354.00)	14,220.00
439.94	166.67	(273.27)	5610	Landscaping	2,462.94	1,500.03	(962.91)	2,000.00
-	66.67	66.67	5630	Tree Maintenance	-	600.03	600.03	800.00
-	100.00	100.00	5650	Sprinkler Repair	2,633.57	900.00	(1,733.57)	1,200.00
<u>1,683.94</u>	<u>1,518.34</u>	<u>(165.60)</u>	<b>Total LANDSCAPING</b>		<u>16,115.51</u>	<u>13,665.06</u>	<u>(2,450.45)</u>	<u>18,220.00</u>
<b>UTILITIES</b>								
229.44	316.67	87.23	6010	Electricity	2,469.52	2,850.03	380.51	3,800.00
4,461.72	3,833.33	(628.39)	6030	Water/Sewer	32,108.67	34,499.97	2,391.30	46,000.00
886.33	645.83	(240.50)	6065	Trash	7,413.91	5,812.47	(1,601.44)	7,750.00
<u>5,577.49</u>	<u>4,795.83</u>	<u>(781.66)</u>	<b>Total UTILITIES</b>		<u>41,992.10</u>	<u>43,162.47</u>	<u>1,170.37</u>	<u>57,550.00</u>
<b>REPAIRS &amp; MAINTENANCE</b>								
-	208.33	208.33	6500	General Repairs & Maint	615.00	1,874.97	1,259.97	2,500.00
-	100.00	100.00	6511	Gutter Maintenance	1,500.00	900.00	(600.00)	1,200.00
-	41.67	41.67	6525	Fence Repairs & Maint	17.66	375.03	357.37	500.00
-	20.83	20.83	6535	Signage/Sign Repairs	85.00	187.47	102.47	250.00
140.00	20.83	(119.17)	6540	Pest Control	140.00	187.47	47.47	250.00
447.62	166.67	(280.95)	6554	Electrical/Light Repairs & Maint	2,897.62	1,500.03	(1,397.59)	2,000.00
-	33.33	33.33	6560	Road Maintenance	-	299.97	299.97	400.00
-	-	-	6565	Clubhouse Maint	210.00	-	(210.00)	-
-	625.00	625.00	6590	Snow Removal	13,355.50	5,625.00	(7,730.50)	7,500.00
<u>587.62</u>	<u>1,216.66</u>	<u>629.04</u>	<b>Total REPAIRS &amp; MAINTENANCE</b>		<u>18,820.78</u>	<u>10,949.94</u>	<u>(7,870.84)</u>	<u>14,600.00</u>
<b>RESERVE CONTRIBUTIONS</b>								
-	6,213.92	6,213.92	6900	Reserve Contribution	18,371.76	55,925.28	37,553.52	74,567.00
-	<u>6,213.92</u>	<u>6,213.92</u>	<b>Total RESERVE CONTRIBUTIONS</b>		<u>18,371.76</u>	<u>55,925.28</u>	<u>37,553.52</u>	<u>74,567.00</u>

**Income Statement - Operating**

The Legacy Ridge Condominium Association of Colorado Springs

9/1/2021 - 9/30/2021

Date: 12/30/2021  
 Time: 5:00 pm  
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Current Period				Year-to-date			Annual Budget
Actual	Budget	Variance		Actual	Budget	Variance	
\$12,382.71	\$17,803.09	\$5,420.38	<b>TOTAL OPERATING EXPENSE</b>	\$142,435.91	\$160,677.81	\$18,241.90	\$ 214,087.00
\$5,484.29	\$37.49	\$5,446.80	<b>Net Operating Income</b>	\$18,606.73	(\$112.59)	\$18,719.32	\$ 0.00
\$5,484.29	\$37.49	\$5,446.80	<b>COMBINED NET INCOME</b>	\$18,606.73	(\$112.59)	\$18,719.32	\$-