

Cold Water Creek HOA

Balance Sheet as of 3/31/2025

	Operating	Reserve	Total
Assets			
Assets			
ICWC FCB - CHECKING	\$10,759.20		\$10,759.20
ICWC FCB - RESERVES		\$55,338.18	\$55,338.18
ICWC FCB - SAVINGS	\$1,004.66		\$1,004.66
A/R	\$65.00		\$65.00
Total Assets	\$11,828.86	\$55,338.18	\$67,167.04
Total Assets	\$11,828.86	\$55,338.18	\$67,167.04
Liabilities / Equity			
Liability			
Deferred Reserve Revenue (Short-term)		\$750.00	\$750.00
Deferred Reserve Revenue (Long-term)		\$54,559.51	\$54,559.51
Due to Reserves	\$5,000.00		\$5,000.00
Prepaid Assessments	\$3,421.24		\$3,421.24
Total Liability	\$8,421.24	\$55,309.51	\$63,730.75
Capital			
Retained Earnings	(\$1,640.35)		(\$1,640.35)
Net income	\$5,047.97	\$28.67	\$5,076.64
Total Capital	\$3,407.62	\$28.67	\$3,436.29
Total Liabilities / Equity	\$11,828.86	\$55,338.18	\$67,167.04

Cold Water Creek HOA

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40001 - Assessments - Monthly	5,070.00	5,070.00	-	15,210.00	15,210.00	-	60,840.00
40125 - Fines	-	-	-	(25.00)	-	(25.00)	-
40130 - Interest - Savings	-	10.00	(10.00)	-	30.00	(30.00)	120.00
40131 - Operating Interest	.67	-	.67	1.78	-	1.78	100.00
40140 - Parking Income	-	541.67	(541.67)	-	1,625.01	(1,625.01)	6,500.00
40145 - Interest on Late Accounts	-	-	-	.10	-	.10	-
40150 - Key & Remote Fees	-	-	-	-	-	-	50.00
40165 - Late Fees	-	10.00	(10.00)	20.00	30.00	(10.00)	120.00
40185 - Reinvestment Fees	-	-	-	130.00	-	130.00	-
40200 - Collection Fees	(15.00)	-	(15.00)	(15.00)	-	(15.00)	-
Total Income	5,055.67	5,631.67	(576.00)	15,321.88	16,895.01	(1,573.13)	67,730.00
Total Income	5,055.67	5,631.67	(576.00)	15,321.88	16,895.01	(1,573.13)	67,730.00
Operating Expense							
Administrative Expense							
50100 - Fees (Bank,Licensing,Etc.)	10.00	10.00	-	30.00	30.00	-	120.00
50110 - Copies & Postage	101.70	80.00	(21.70)	277.80	240.00	(37.80)	960.00
50125 - Management Fees	612.85	595.00	(17.85)	1,838.55	1,785.00	(53.55)	7,140.00
50155 - Professional Services (Legal, Acct, Tax Prep)	-	50.00	50.00	450.00	150.00	(300.00)	600.00
50170 - Social	-	40.00	40.00	-	120.00	120.00	480.00
50300 - Insurance	-	240.00	240.00	744.00	720.00	(24.00)	2,880.00
50400 - Legal	87.50	50.00	(37.50)	838.00	150.00	(688.00)	600.00
Total Administrative Expense	812.05	1,065.00	252.95	4,178.35	3,195.00	(983.35)	12,780.00
Common Area Expense							
65000 - Maintenance & Repairs	801.45	300.00	(501.45)	801.45	900.00	98.55	3,600.00
66800 - Landscaping	-	1,200.00	1,200.00	1,120.00	3,600.00	2,480.00	14,400.00
66825 - Landscaping - Sprinklers	-	50.00	50.00	-	150.00	150.00	600.00
67500 - Pool	801.05	1,600.00	798.95	801.05	4,800.00	3,998.95	19,200.00
68300 - Snow Removal	210.00	-	(210.00)	210.00	-	(210.00)	-
69000 - Transfer To Reserve	250.00	250.00	-	750.00	750.00	-	3,000.00
Total Common Area Expense	2,062.50	3,400.00	1,337.50	3,682.50	10,200.00	6,517.50	40,800.00
Utility Expense							
70300 - Electricity	244.05	350.00	105.95	737.91	1,050.00	312.09	4,200.00
70500 - Gas	20.67	125.00	104.33	62.91	375.00	312.09	1,500.00
70700 - Telephone	392.71	200.00	(192.71)	978.52	600.00	(378.52)	2,400.00
70900 - Water & Sewer	183.61	320.00	136.39	633.72	960.00	326.28	3,840.00
Total Utility Expense	841.04	995.00	153.96	2,413.06	2,985.00	571.94	11,940.00
Total Expense	3,715.59	5,460.00	1,744.41	10,273.91	16,380.00	6,106.09	65,520.00

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Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	1,340.08	171.67	1,168.41	5,047.97	515.01	4,532.96	2,210.00

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Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
40130 - Interest - Savings	9.18	-	9.18	28.67	-	28.67	-
Total Income	9.18	-	9.18	28.67	-	28.67	-
Total Income	9.18	-	9.18	28.67	-	28.67	-
Reserve Net Total	9.18	-	9.18	28.67	-	28.67	-
Net Total	1,349.26	171.67	1,177.59	5,076.64	515.01	4,561.63	2,210.00