

Balance Sheet Report Caldwell Crossings

As of August 31, 2024

<u>Assets</u>	<u>Balance Aug 31, 2024</u>	<u>Balance Jul 31, 2024</u>	<u>Change</u>
Current Assets			
1100 - Cadence - Checking	35,350.55	47,038.89	(11,688.34)
1165 - Cadence CD - 7/25 @ 4.35%	90,434.18	90,434.18	0.00
1170 - Cadence - Special Projects	13,473.34	13,466.50	6.84
1175 - Cadence CD - 9/24 @ 5%	50,000.00	50,000.00	0.00
Total Current Assets	189,258.07	200,939.57	(11,681.50)
Current Assets			
1400 - Account Receivable	13,700.08	13,185.08	515.00
Total Current Assets	13,700.08	13,185.08	515.00
Total Assets	202,958.15	214,124.65	(11,166.50)
Liabilities			
Current Liabilities			
2100 - Accounts Payable	2,700.00	0.00	(2,700.00)
2300 - Prepaid Owner Assessments	395.00	395.00	0.00
Total Current Liabilities	3,095.00	395.00	(2,700.00)
Total Liabilities	3,095.00	395.00	(2,700.00)

Balance Sheet Report
Caldwell Crossings
As of August 31, 2024

<u>Owners' Equity</u>	<u>Balance</u> <u>Aug 31, 2024</u>	<u>Balance</u> <u>Jul 31, 2024</u>	<u>Change</u>
Owners' Equity			
3800 - Retained Earnings	109,894.16	109,894.16	0.00
Total Owners' Equity	109,894.16	109,894.16	0.00
			0.00

Income Statement Report
Caldwell Crossings
Consolidated

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4100 - Assessment - Current Year	0.00	9,056.00	(9,056.00)	109,980.00	72,453.00	37,527.00	108,680.00	(1,300.00)
4205 - Delinquency Fee Income	0.00	0.00	0.00	2,975.00	0.00	2,975.00	0.00	(2,975.00)
4210 - Lien Collection Fee Income	0.00	0.00	0.00	1,440.00	0.00	1,440.00	0.00	(1,440.00)
4250 - CC&R Fines	550.00	84.00	466.00	2,050.00	667.00	1,383.00	1,000.00	(1,050.00)
4320 - Interest - Reserves	6.84	41.00	(34.16)	53.77	333.00	(279.23)	500.00	446.23
4700 - Association Land Sale - Jeff. Co.	0.00	0.00	0.00	54,600.00	0.00	54,600.00	0.00	(54,600.00)
Total Owners' Equity								
	109,894.16							
	109,894.16							
Net Income / (Loss)			92,668.99	101,135.49		(8,466.50)		
Total Liabilities and Equity			202,958.15	214,124.65		(11,166.50)		
Total Income	556.84	9,181.00	(8,624.16)	171,098.77	73,453.00	97,645.77	110,180.00	(60,918.77)
	556.84	9,181.00	(8,624.16)	171,098.77	73,453.00	97,645.77	110,180.00	(60,918.77)

Total Income

Expense

Administration

5445 - Community Expense	0.00	12.00	(12.00)	0.00	100.00	(100.00)	150.00	150.00
8102 - Legal/Accounting Fee	0.00	41.00	(41.00)	0.00	333.00	(333.00)	500.00	500.00
8103 - Lien Collection Fees	0.00	0.00	0.00	1,100.00	0.00	1,100.00	0.00	(1,100.00)
8104 - Lien Recording Fees	0.00	0.00	0.00	220.00	0.00	220.00	0.00	(220.00)
8105 - Christmas Decorations	600.44	77.00	523.44	860.36	617.00	243.36	925.00	64.64
8115 - Newsletter & Web Hosting	0.00	21.00	(21.00)	295.88	167.00	128.88	250.00	(45.88)
8140 - Bank Charges	0.00	0.00	0.00	(30.00)	0.00	(30.00)	0.00	30.00
8145 - Postage	35.04	0.00	35.04	752.13	0.00	752.13	0.00	(752.13)
8150 - Printing/Office Supplies	44.42	250.00	(205.58)	451.36	2,000.00	(1,548.64)	3,000.00	2,548.64
8155 - Storage - Records	5.00	5.00	0.00	40.00	40.00	0.00	60.00	20.00
8200 - Professional Mgmt. Fees - Base	2,559.70	2,560.00	(0.30)	20,477.60	20,478.00	(0.40)	30,716.40	10,238.80
8210 - Professional Mgmt. Fees - Extra	0.00	12.00	(12.00)	0.00	100.00	(100.00)	150.00	150.00
8310 - Liability & Property Insurance	0.00	300.00	(300.00)	2,212.00	2,400.00	(188.00)	3,600.00	1,388.00
8455 - Delinquency Fees (\$35)	0.00	0.00	0.00	3,360.00	0.00	3,360.00	0.00	(3,360.00)
Total Administration	3,244.60	3,278.00	(33.40)	29,739.33	26,235.00	3,504.33	39,351.40	9,612.07

Common Area

5410 - Landscape Maintenance	2,425.00	2,467.00	(42.00)	18,950.00	19,736.00	(786.00)	29,604.00	10,654.00
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**Income Statement Report
Caldwell Crossings
Consolidated**

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<u>Expense</u>								
Common Area								
5420 - Unscheduled Maintenance	0.00	166.00	(166.00)	3,320.00	1,333.00	1,987.00	2,000.00	(1,320.00)
5430 - Electricity	2,910.74	3,166.00	(255.26)	21,547.82	25,333.00	(3,785.18)	38,000.00	16,452.18
5435 - Water - Common Areas	443.00	234.00	209.00	4,872.63	1,867.00	3,005.63	2,800.00	(2,072.63)
Total Common Area	5,778.74	6,033.00	(254.26)	48,690.45	48,269.00	421.45	72,404.00	23,713.55
Total Expense	9,023.34	9,311.00	(287.66)	78,429.78	74,504.00	3,925.78	111,755.40	33,325.62
Net Income / (Loss)	(8,466.50)	(130.00)	(8,336.50)	92,668.99	(1,051.00)	93,719.99	(1,575.40)	(94,244.39)

