

Osprey Reserve Owners Association

Balance Sheet

02/23/23

As of January 31, 2023

Accrual Basis

	<u>Jan 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · 641-Alpine Operating	9,116.89
1020 · 540-Alpine Reserve	21,402.23
1030 · 024 - Alpine Working Cap Reserv	7,478.49
1035 · 319-Alpine Roof/Siding Res	27,804.22
1045 · 686- Edward Jones	250,000.00
Total Checking/Savings	<u>315,801.83</u>
Accounts Receivable	
1200 · Accounts Receivable	500.00
Total Accounts Receivable	<u>500.00</u>
Other Current Assets	
1350 · Prepaid Insurance	-60.26
Total Other Current Assets	<u>-60.26</u>
Total Current Assets	<u>316,241.57</u>
TOTAL ASSETS	<u>316,241.57</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	403.99
Total Accounts Payable	<u>403.99</u>
Total Current Liabilities	<u>403.99</u>
Total Liabilities	403.99
Equity	
3300 · Operating Fund	6,977.22
3050 · Working Capital Fund	10,607.04
3100 · Reserve Fund	292,661.93
Net Income	5,591.39
Total Equity	<u>315,837.58</u>
TOTAL LIABILITIES & EQUITY	<u>316,241.57</u>

Osprey Reserve Owners Association
Profit & Loss Budget Performance
January 2023

02/23/23

Accrual Basis

	Jan 23	Budget	\$ Over Budget	% of Budget	Jan 23	YTD Budget	\$ Over Budget	% of Budget	Annual Bud...
Ordinary Income/Expense									
Income									
OPERATING INCOME									
4000 · Operating Assessments	9,720.00	9,717.00	3.00	100.0%	9,720.00	9,717.00	3.00	100.0%	116,604.00
4050 · Late Fee/Finance Charge Income	-28.37	0.00	-28.37	100.0%	-28.37	0.00	-28.37	100.0%	0.00
4075 · Operating Interest Income	5.89	0.00	5.89	100.0%	5.89	0.00	5.89	100.0%	0.00
Total OPERATING INCOME	9,697.52	9,717.00	-19.48	99.8%	9,697.52	9,717.00	-19.48	99.8%	116,604.00
Total Income	9,697.52	9,717.00	-19.48	99.8%	9,697.52	9,717.00	-19.48	99.8%	116,604.00
Gross Profit	9,697.52	9,717.00	-19.48	99.8%	9,697.52	9,717.00	-19.48	99.8%	116,604.00
Expense									
OPERATING EXPENSES									
5050 · Building Repair & Maintenance	0.00	50.00	-50.00	0.0%	0.00	50.00	-50.00	0.0%	600.00
5100 · Insurance Expense	1,353.65	1,169.23	184.42	115.8%	1,353.65	1,169.23	184.42	115.8%	15,970.69
5125 · Landscaping & Grounds	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	16,900.00
5150 · Legal & Accounting	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	675.00
5175 · Management Fees	1,188.00	1,188.00	0.00	100.0%	1,188.00	1,188.00	0.00	100.0%	14,256.00
5180 · Maintenance Labor	200.00	200.00	0.00	100.0%	200.00	200.00	0.00	100.0%	2,400.00
5200 · Meetings	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	200.00
5275 · Postage & Copies	13.99	10.00	3.99	139.9%	13.99	10.00	3.99	139.9%	210.00
5300 · Snow Removal									
5305 · Snow Plowing	633.33	690.00	-56.67	91.8%	633.33	690.00	-56.67	91.8%	4,140.00
5310 · Snow Shoveling	200.00	570.00	-370.00	35.1%	200.00	570.00	-370.00	35.1%	3,420.00
5315 · Snow Hauling	0.00	200.00	-200.00	0.0%	0.00	200.00	-200.00	0.0%	1,000.00
Total 5300 · Snow Removal	833.33	1,460.00	-626.67	57.1%	833.33	1,460.00	-626.67	57.1%	8,560.00
5375 · To Reserve Fund	1,600.00	1,600.00	0.00	100.0%	1,600.00	1,600.00	0.00	100.0%	19,200.00
5380 · Roof/Siding Reserve Dues	1,800.00	1,800.00	0.00	100.0%	1,800.00	1,800.00	0.00	100.0%	21,600.00
5400 · Tax Preparation	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	360.00
5425 · Trash Removal	512.07	425.00	87.07	120.5%	512.07	425.00	87.07	120.5%	5,100.00
5450 · Utilities	21.06	21.00	0.06	100.3%	21.06	21.00	0.06	100.3%	252.00
5475 · Irrigation Water	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,800.00
5500 · Contingency	0.00	543.00	-543.00	0.0%	0.00	543.00	-543.00	0.0%	6,518.00
Total OPERATING EXPENSES	7,522.10	8,466.23	-944.13	88.8%	7,522.10	8,466.23	-944.13	88.8%	116,601.69
Total Expense	7,522.10	8,466.23	-944.13	88.8%	7,522.10	8,466.23	-944.13	88.8%	116,601.69
Net Ordinary Income	2,175.42	1,250.77	924.65	173.9%	2,175.42	1,250.77	924.65	173.9%	2.31
Other Income/Expense									
Other Income									
RESERVE FUND INCOME									
4100 · Roof/Siding Reserve Dues	1,800.00	1,800.00	0.00	100.0%	1,800.00	1,800.00	0.00	100.0%	21,600.00
4500 · Roof/Siding Reserve Assessments	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	54,000.00
4525 · Reserve Interest Income	15.97	1.00	14.97	1,597.0%	15.97	1.00	14.97	1,597.0%	20.00
4540 · Allocated Reserves	1,600.00	1,600.00	0.00	100.0%	1,600.00	1,600.00	0.00	100.0%	19,200.00
Total RESERVE FUND INCOME	3,415.97	3,401.00	14.97	100.4%	3,415.97	3,401.00	14.97	100.4%	94,820.00
Total Other Income	3,415.97	3,401.00	14.97	100.4%	3,415.97	3,401.00	14.97	100.4%	94,820.00

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02/23/23

Accrual Basis

Osprey Reserve Owners Association
Profit & Loss Budget Performance
 January 2023

	<u>Jan 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Bud...</u>
Other Expense									
RESERVE FUND EXPENSES									
6020 · Painting	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	24,000.00
6051 · Landscape Trees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	2,500.00
Total RESERVE FUND EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>26,500.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>26,500.00</u>
Net Other Income	<u>3,415.97</u>	<u>3,401.00</u>	<u>14.97</u>	<u>100.4%</u>	<u>3,415.97</u>	<u>3,401.00</u>	<u>14.97</u>	<u>100.4%</u>	<u>68,320.00</u>
Net Income	<u>5,591.39</u>	<u>4,651.77</u>	<u>939.62</u>	<u>120.2%</u>	<u>5,591.39</u>	<u>4,651.77</u>	<u>939.62</u>	<u>120.2%</u>	<u>68,322.31</u>

Osprey Reserve Owners Association

02/23/23

General Ledger

Accrual Basis

As of January 31, 2023

Type	Date	Num	Name	Memo	Amount
3200 · Retained Earnings					
Total 3200 · Retained Earnings					
OPERATING EXPENSES					
5100 · Insurance Expense					
Bill	01/19/2023		Farmers Insurance	Policy Coverage	1,353.65
Total 5100 · Insurance Expense					1,353.65
5175 · Management Fees					
Bill	01/01/2023		Summit Resort Group	Management Fee	1,188.00
Total 5175 · Management Fees					1,188.00
5180 · Maintenance Labor					
Bill	01/31/2023	40814	Summit Resort Group	Shane's hours for January Maintenance Labor	200.00
Total 5180 · Maintenance Labor					200.00
5275 · Postage & Copies					
Bill	01/01/2023		Summit Resort Group	Postage Metering	10.00
Bill	01/01/2023	40385	Summit Resort Group	Postage	3.99
Total 5275 · Postage & Copies					13.99
5300 · Snow Removal					
5305 · Snow Plowing					
Bill	01/10/2023	01012...	Raven Snow Fighters	January Snow plowing	633.33
Total 5305 · Snow Plowing					633.33
5310 · Snow Shoveling					
Bill	01/31/2023	40814	Summit Resort Group	Shane's January snow shoveling hours	200.00
Total 5310 · Snow Shoveling					200.00
Total 5300 · Snow Removal					833.33
5375 · To Reserve Fund					
Check	01/31/2023			Monthly Reserve Transfer- January	1,600.00
Total 5375 · To Reserve Fund					1,600.00
5380 · Roof/Siding Reserve Dues					
General Jou...	01/01/2023			Monthly Roof Reserve Transfer	1,800.00
Total 5380 · Roof/Siding Reserve Dues					1,800.00
5425 · Trash Removal					
Bill	01/01/2023	51680...	Timberline Disposal ...		512.07
Total 5425 · Trash Removal					512.07
5450 · Utilities					
Bill	01/01/2023	010123	Xcel Energy		21.06
Total 5450 · Utilities					21.06
Total OPERATING EXPENSES					7,522.10
TOTAL					7,522.10