

Chateau Claire, Inc.  
**Balance Sheet**  
As of February 28, 2023

	<u>Feb 28, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · 125 Operating Acct Alpine	96,356.50
101 · 338 Reserve Acct Alpine	60,601.90
<b>Total Checking/Savings</b>	156,958.40
<b>Accounts Receivable</b>	
110 · Accounts Receivable	-118.00
120 · Special Assessment Receivable	57.00
<b>Total Accounts Receivable</b>	-61.00
<b>Total Current Assets</b>	156,897.40
<b>Fixed Assets</b>	
160 · Condominium #1 Land	600.00
165 · Condominium #1	26,900.00
150 · Furniture and Equipment	10,491.01
158 · Capital Improvements	4,685.99
155 · Accum Depreciation	-42,677.00
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b><u>156,897.40</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
220 · Accounts Payable	4,661.60
<b>Total Accounts Payable</b>	4,661.60
<b>Other Current Liabilities</b>	
Loan/Line of Credit	70,696.83
240 · HOA Held Security Deposit	2,000.00
<b>Total Other Current Liabilities</b>	72,696.83
<b>Total Current Liabilities</b>	77,358.43
<b>Total Liabilities</b>	77,358.43
<b>Equity</b>	
310 · Operating Equity Fund	81,783.40
320 · Owners Oper Working Capital	18,904.05
315 · Reserve Equity Fund	-18,145.14
Net Income	-3,003.34
<b>Total Equity</b>	79,538.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>156,897.40</u></b>

## Chateau Claire, Inc. Profit & Loss Budget Performance February 2023

	Feb 23	Budget	\$ Over Budget	% of Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	% of Budget	Annual Bud...
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
500 · Dues	26,339.00	26,339.00	0.00	100.0%	52,678.00	52,678.00	0.00	100.0%	316,068.00
501 · Dues to Reserves	-2,248.33	-2,248.33	0.00	100.0%	-4,496.66	-4,496.66	0.00	100.0%	-26,980.00
510 · Utility Reimbursement W/D unit	0.00	0.00	0.00	0.0%	600.00	500.00	100.00	120.0%	500.00
518 · Parking Space	50.00	0.00	50.00	100.0%	450.00	0.00	450.00	100.0%	0.00
520 · Unit Rental Income	1,700.00	1,700.00	0.00	100.0%	3,400.00	3,400.00	0.00	100.0%	20,400.00
540 · Laundry Income	0.00	125.00	-125.00	0.0%	0.00	250.00	-250.00	0.0%	1,500.00
<b>Total Income</b>	<b>25,840.67</b>	<b>25,915.67</b>	<b>-75.00</b>	<b>99.7%</b>	<b>52,631.34</b>	<b>52,331.34</b>	<b>300.00</b>	<b>100.6%</b>	<b>311,488.00</b>
<b>Gross Profit</b>	<b>25,840.67</b>	<b>25,915.67</b>	<b>-75.00</b>	<b>99.7%</b>	<b>52,631.34</b>	<b>52,331.34</b>	<b>300.00</b>	<b>100.6%</b>	<b>311,488.00</b>
<b>Expense</b>									
<b>Administrative Expenses</b>									
606 · Management Fees	6,800.00	6,800.00	0.00	100.0%	13,600.00	13,600.00	0.00	100.0%	81,600.00
600 · Legal/Professional	0.00	250.00	-250.00	0.0%	0.00	250.00	-250.00	0.0%	1,000.00
602 · Accounting	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	300.00
601 · Administrative	23.73	25.00	-1.27	94.9%	37.68	50.00	-12.32	75.4%	300.00
619 · Meeting Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	300.00
620 · Property Tax	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	2,500.00
621 · Insurance	2,173.41	2,643.33	-469.92	82.2%	4,346.82	5,286.66	-939.84	82.2%	31,720.00
<b>Total Administrative Expenses</b>	<b>8,997.14</b>	<b>9,718.33</b>	<b>-721.19</b>	<b>92.6%</b>	<b>17,984.50</b>	<b>19,186.66</b>	<b>-1,202.16</b>	<b>93.7%</b>	<b>117,720.00</b>
<b>Building Maintenance</b>									
671 · Repairs & Maintenance	2,293.77	833.33	1,460.44	275.3%	6,642.92	1,666.66	4,976.26	398.6%	10,000.00
672 · Firewood	425.00	0.00	425.00	100.0%	1,225.00	500.00	725.00	245.0%	1,000.00
673 · Supplies	127.30	0.00	127.30	100.0%	127.30	0.00	127.30	100.0%	0.00
<b>Total Building Maintenance</b>	<b>2,846.07</b>	<b>833.33</b>	<b>2,012.74</b>	<b>341.5%</b>	<b>7,995.22</b>	<b>2,166.66</b>	<b>5,828.56</b>	<b>369.0%</b>	<b>11,000.00</b>
<b>Grounds Maintenance</b>									
674 · Grounds & Parking Maintenance	4,661.60	166.67	4,494.93	2,796.9%	4,661.60	333.34	4,328.26	1,398.5%	2,000.00
<b>Total Grounds Maintenance</b>	<b>4,661.60</b>	<b>166.67</b>	<b>4,494.93</b>	<b>2,796.9%</b>	<b>4,661.60</b>	<b>333.34</b>	<b>4,328.26</b>	<b>1,398.5%</b>	<b>2,000.00</b>
<b>Snow Removal Group</b>									
666 · Snow Removal	1,066.00	1,066.67	-0.67	99.9%	2,394.50	2,133.34	261.16	112.2%	6,400.00
<b>Total Snow Removal Group</b>	<b>1,066.00</b>	<b>1,066.67</b>	<b>-0.67</b>	<b>99.9%</b>	<b>2,394.50</b>	<b>2,133.34</b>	<b>261.16</b>	<b>112.2%</b>	<b>6,400.00</b>
<b>Utilities Expense</b>									
661 · Water	1,642.53	2,100.00	-457.47	78.2%	3,127.81	4,200.00	-1,072.19	74.5%	25,200.00
662 · Sewer	2,021.05	2,183.33	-162.28	92.6%	4,042.10	4,366.66	-324.56	92.6%	26,200.00
665 · Trash Removal	508.96	500.00	8.96	101.8%	1,016.24	1,000.00	16.24	101.6%	6,000.00
668 · Natural Gas	5,624.92	2,583.33	3,041.59	217.7%	12,360.50	5,166.66	7,193.84	239.2%	31,000.00
663 · TV & Internet	730.65	3,000.00	-2,269.35	24.4%	6,713.96	6,000.00	713.96	111.9%	36,000.00
669 · Electric	1,563.05	1,000.00	563.05	156.3%	3,445.46	2,000.00	1,445.46	172.3%	12,000.00
<b>Total Utilities Expense</b>	<b>12,091.16</b>	<b>11,366.66</b>	<b>724.50</b>	<b>106.4%</b>	<b>30,706.07</b>	<b>22,733.32</b>	<b>7,972.75</b>	<b>135.1%</b>	<b>136,400.00</b>
<b>Total Expense</b>	<b>29,661.97</b>	<b>23,151.66</b>	<b>6,510.31</b>	<b>128.1%</b>	<b>63,741.89</b>	<b>46,553.32</b>	<b>17,188.57</b>	<b>136.9%</b>	<b>273,520.00</b>
<b>Net Ordinary Income</b>	<b>-3,821.30</b>	<b>2,764.01</b>	<b>-6,585.31</b>	<b>-138.3%</b>	<b>-11,110.55</b>	<b>5,778.02</b>	<b>-16,888.57</b>	<b>-192.3%</b>	<b>37,968.00</b>
<b>Other Income/Expense</b>									
<b>Other Income</b>									
711 · Reserve Dues	2,248.33	2,248.33	0.00	100.0%	4,496.66	4,496.66	0.00	100.0%	26,980.00

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Accrual Basis

**Chateau Claire, Inc.**  
**Profit & Loss Budget Performance**  
**February 2023**

	<u>Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Feb 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Bud...</u>
712 · Reserve Interest Income	14.75	0.00	14.75	100.0%	34.87	0.00	34.87	100.0%	0.00
720 · Special Assessments	2,079.00	0.00	2,079.00	100.0%	4,158.00	0.00	4,158.00	100.0%	0.00
<b>Total Other Income</b>	<b>4,342.08</b>	<b>2,248.33</b>	<b>2,093.75</b>	<b>193.1%</b>	<b>8,689.53</b>	<b>4,496.66</b>	<b>4,192.87</b>	<b>193.2%</b>	<b>26,980.00</b>
<b>Other Expense</b>									
805 · Loan Interest Expense	276.13	3,164.00	-2,887.87	8.7%	582.32	6,328.00	-5,745.68	9.2%	37,968.00
<b>Total Other Expense</b>	<b>276.13</b>	<b>3,164.00</b>	<b>-2,887.87</b>	<b>8.7%</b>	<b>582.32</b>	<b>6,328.00</b>	<b>-5,745.68</b>	<b>9.2%</b>	<b>37,968.00</b>
<b>Net Other Income</b>	<b>4,065.95</b>	<b>-915.67</b>	<b>4,981.62</b>	<b>-444.0%</b>	<b>8,107.21</b>	<b>-1,831.34</b>	<b>9,938.55</b>	<b>-442.7%</b>	<b>-10,988.00</b>
<b>Net Income</b>	<b><u>244.65</u></b>	<b><u>1,848.34</u></b>	<b><u>-1,603.69</u></b>	<b><u>13.2%</u></b>	<b><u>-3,003.34</u></b>	<b><u>3,946.68</u></b>	<b><u>-6,950.02</u></b>	<b><u>-76.1%</u></b>	<b><u>26,980.00</u></b>

**Chateau Claire, Inc.**  
**General Ledger**  
As of February 28, 2023

Type	Date	Num	Name	Memo	Amount
<b>32000 · Retained Earnings</b>					
Total 32000 · Retained Earnings					
<b>Administrative Expenses</b>					
<b>606 · Management Fees</b>					
Bill	02/01/2023		Summit Resort Group		6,800.00
Total 606 · Management Fees					
<b>601 · Administrative</b>					
Bill	02/01/2023		Summit Resort Group	Postage Metering	12.00
Bill	02/01/2023	40455	Summit Resort Group	Postage	11.73
Total 601 · Administrative					
<b>621 · Insurance</b>					
Bill	02/01/2023	020123	Farmers Insurance	F003825327-001-00001	2,173.41
Total 621 · Insurance					
Total Administrative Expenses					
					8,997.14
<b>Building Maintenance</b>					
<b>671 · Repairs &amp; Maintenance</b>					
Bill	02/01/2023	1088	Fourmile Mechanica...	Building 2 boiler repairs	1,587.22
Bill	02/01/2023	40455	Summit Resort Group	Timer connectors, Building 1 lights	556.55
Bill	02/10/2023	40774	Summit Resort Group	Tanya's after hours call for emergency wat...	150.00
Total 671 · Repairs & Maintenance					
<b>672 · Firewood</b>					
Bill	02/08/2023	12658	BobbyCat	1 cords firewood	425.00
Total 672 · Firewood					
<b>673 · Supplies</b>					
Bill	02/01/2023	40455	Summit Resort Group	Office ink cartridge, mineral spirits, windo...	127.30
Total 673 · Supplies					
Total Building Maintenance					
					2,846.07
<b>Grounds Maintenance</b>					
<b>674 · Grounds &amp; Parking Maintenance</b>					
Bill	02/01/2023	11661	Greenscapes	Landscaping	4,661.60
Total 674 · Grounds & Parking Maintenance					
Total Grounds Maintenance					
					4,661.60
<b>Snow Removal Group</b>					
<b>666 · Snow Removal</b>					
Bill	02/01/2023	586	G & G Services	February snow removal	1,066.00
Total 666 · Snow Removal					
Total Snow Removal Group					
					1,066.00
<b>Utilities Expense</b>					
<b>661 · Water</b>					
Bill	02/01/2023	020123	Town of Dillon 816.0...		1,642.53
Total 661 · Water					
<b>662 · Sewer</b>					
Bill	02/01/2023	020123	Town of Dillon 816.0...		2,021.05
Total 662 · Sewer					
<b>665 · Trash Removal</b>					
Bill	02/01/2023	020123	Waste Management	19-25344-93003	508.96
Total 665 · Trash Removal					
					508.96

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Accrual Basis

**Chateau Claire, Inc.**  
**General Ledger**  
**As of February 28, 2023**

Type	Date	Num	Name	Memo	Amount
<b>668 · Natural Gas</b>					
Bill	02/01/2023	020123	Xcel 8039-7	53-1058039-7	1,344.42
Bill	02/01/2023	020123	Xcel 5762-0		1,173.53
Bill	02/01/2023	020123	Xcel 1219-2	53-1141219-2	1,224.40
Bill	02/01/2023	020123	Xcel 6083-3	53-1196083-3	1,882.57
Total 668 · Natural Gas					5,624.92
<b>663 · TV &amp; Internet</b>					
Bill	02/01/2023	020123	Comcast	8497 50 570 0000541	730.65
Total 663 · TV & Internet					730.65
<b>669 · Electric</b>					
Bill	02/01/2023	020123	Xcel 4665-9	53-8184665-9	73.86
Bill	02/01/2023	020123	Xcel 8039-7	53-1058039-7	360.91
Bill	02/01/2023	020123	Xcel 5762-0		336.77
Bill	02/01/2023	020123	Xcel 1219-2	53-1141219-2	341.88
Bill	02/01/2023	020123	Xcel 6083-3	53-1196083-3	449.63
Total 669 · Electric					1,563.05
Total Utilities Expense					12,091.16
<b>805 · Loan Interest Expense</b>					
Check	02/08/2023				276.13
Total 805 · Loan Interest Expense					276.13
<b>TOTAL</b>					<b>29,938.10</b>