

COUNTRY CLUB TOWNHOMES CORPORATION
STATEMENT OF OPERATIONS-OPERATING
FOR THE PERIOD May 2026

	MONTH ACTUAL	MONTH BUDGET	MONTH VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	VARIANCE COMMENT
REVENUES							
Operating Fund Assessment	-	-	-	918,056	918,056	0	
Interest & Dividend Income - Bank Accounts	537	400	137	4,344	4,800	(456)	
Finance Charges	-	-	-	150	-	150	
Statement Preparation Fee	350	-	350	1,750	2,450	(700)	Fewer unit sales than last year
Other Income	0	75	(75)	6,134	1,175	4,959	\$6k from credit card rebate will exceed budget by \$5k
Irrigation Labor Recovery	-	-	-	1,440	1,400	40	
	-	-	-	-	-	-	
TOTAL REVENUE:	887	475	412	931,674	927,881	3,793	
PAYROLL & OPERATING EXPENSES							
Payroll							
Payroll Expenses	23,249	27,638	(4,388)	284,984	283,369	1,616	
Grounds Maintenance-Daly	-	-	-	26,302	27,000	(698)	
Health Insurance	3,253	3,531	(278)	42,739	40,979	1,760	
Employee Benefits	-	-	-	14,890	14,620	270	
Workers Compensation	800	-	800	6,909	6,500	409	
Total Payroll:	27,308	31,169	(3,866)	375,824	372,468	3,356	
Operating Expenses							
Administrative & General:							
Administration & Accounting	2,000	2,163	(163)	25,150	26,198	(1,048)	
Bank Fees	-	337	(337)	2,466	4,737	(2,271)	Savings related to eliminating Alpine Bank lockbox services
Web Site Management	125	140	(15)	1,500	1,680	(180)	
Payroll Processing and Tax Preparation	1,507	410	1,097	6,351	6,510	(159)	
Legal/Professional	-	754	(754)	288	9,004	(8,717)	
Office Supplies	108	400	(292)	1,630	1,500	130	
Insurance	11,441	-	11,441	163,659	164,446	(787)	
Contingency	-	660	(660)	300	8,000	(7,700)	
Income Tax Expense	-	-	-	-	-	-	
Association Meeting Expense	1,850	1,500	350	6,487	6,500	(13)	
Total Administrative & General:	17,031	6,364	10,667	207,830	228,575	(20,744)	
General Maintenance							
Equipment Purchases	5,435	-	5,435	5,570	2,000	3,570	
Maintenance Facility	-	-	-	1,091	1,500	(409)	
Maintenance Supplies	266	800	(534)	9,164	10,000	(836)	
Irrigation Maintenance	(338)	-	(338)	6,173	3,850	2,323	
Repairs & Maintenance	-	2,000	(2,000)	22,490	14,000	8,490	Stucco repairs
Gutters & Downspouts	-	-	-	1,554	1,000	554	
Snow Removal	-	-	-	2,530	8,000	(5,470)	Light snow year
Vehicle & Equipment Expenses	177	800	(623)	5,841	10,500	(4,659)	
Vehicle Fuel	492	800	(308)	4,402	7,800	(3,398)	
Chimney Cleaning	-	-	-	-	-	-	
Window Cleaning	-	-	-	16,000	16,000	-	
Total General Maintenance:	6,031	4,400	1,631	74,815	74,650	165	
Landscaping							
Flower Beds Maintenance	-	-	-	15,009	11,000	4,009	Timing of expenses for summer 2026 caused budget deficit
Tree & Turf Maintenance	5,430	-	5,430	14,539	7,000	7,539	Timing of expenses for summer 2026 caused budget deficit
Landscape Repair	478	-	478	1,781	2,000	(219)	
Total Landscaping:	5,908	-	5,908	31,328	20,000	11,328	
Utilities							
Electricity/Gas	1,175	1,064	111	32,262	48,279	(16,017)	Savings in winter due to warm weather
Telephone/Computer	552	495	57	6,545	7,612	(1,067)	Switched to new plan late 2025
Trash Removal	-	4,700	(4,700)	20,270	18,400	1,870	
Water & Sanitation	12,238	12,505	(266)	162,740	157,897	4,843	Aug 2025 bill was \$3k over budget. Other months slightly over as well.
Total Utilities:	13,966	18,764	(4,799)	221,817	232,188	(10,371)	
TOTAL PAYROLL & OPERATING EXPENSES:	70,289	89,687	8,943	811,615	927,881	(16,266)	
NET PROFIT/(LOSS):	(69,352)	(89,222)	(8,210)	20,259	(80)	20,259	

COUNTRY CLUB TOWNHOMES CORPORATION
STATEMENT OF OPERATIONS - CAPITAL RESERVE
FOR THE PERIOD MAY 2026

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	COMMENT
BALANCE AS OF 6/1/2025	3,431,176	3,431,176		3,431,176	3,431,176	0	
CURRENT BUDGET YEAR: CONTRIBUTIONS							
Capital Reserve Assessment	-	-		850,001	850,000	1	
Interest & Dividends on Reserve Fund	-						
Operating Surplus to Capital Reserve	-		-	11,850	-	11,850	
TOTAL CAPITAL ASSESSMENTS	-	-	-	861,851	850,000	11,851	
CAPITAL PROJECTS							
Asphalt - Seal Coat & Repairs	-	-	-	49,691	55,000	(5,309)	
Roofs - Heat Tape, Phase 1	-	-		10,515	20,000	(9,485)	
Roofs - Heat Tape, Phase 2 Roof Boots	-	-	-	59,471	45,000	14,471	
Siding - Major Repairs, Stucco	20,000	-	20,000	80,000	50,000	30,000	
Equipment - Dodge Ram Truck	-	-	-	1,678	2,000	(322)	
Equipment - Skid Steer/Buckets/Plow	-	-	-	11,847	12,000	(153)	
Power Brush Machine	-			5,399		5,399	Old power brush broke down. New needed for spring clean up
Equipment - Space Heaters	-	-	-	1,986	2,000	(15)	
Seeding Machine	-	-	-	19,410	20,000	(590)	
Sprinkler Controller Upgrade	-	6,000	(6,000)	-	12,000	(12,000)	
Grounds - Irrigation System, Repairs	-	-	-	5,620	10,000	(4,380)	
Grounds - Lighting, Bollard Style*	-	16,000	(16,000)	27,727	76,000	(48,273)	
Grounds - RR Tie Wood Walls	-	-	-	-	5,000	(5,000)	
Grounds - Tree Management	-	-	-	44,215	41,500	2,715	
Maintenance Shed - Refurbishment	12,500	-	12,500	12,500	20,000	(7,500)	Delayed to future
Braidworks-Landscaping Project	-	-	-	11,404	52,000	(40,596)	Delayed due to water conservation efforts
LRP Unspecified (Subj to Board Approval)	-	15,000	(15,000)	-	50,000	(50,000)	
Contingency @ 15%	543	-	543	2,201	70,875	(68,674)	
TOTAL CAPITAL PROJECTS	33,043	37,000	(3,957)	343,664	543,375	(199,711)	
CURRENT YEAR RESERVE BALANCE:				3,949,363	3,737,801	211,562	

COUNTRY CLUB TOWNHOMES CORPORATION
BALANCE SHEET-OPERATING FUND
AS OF May 2026

ASSETS

Current Assets

Operating Cash in Bank		
Petty Cash	260	
Alpine Bank Operating Account	45,674	
Alpine Owner Renovation Deposits	71,286	
Total Operating Cash in Bank		117,220

Due from Capital Reserve Fund	12,500	
Accounts Receivable	7,187	
A/R - Owner Expense/Recovery	30,427	

Total Accounts Receivable/Prepays: 50,114

Total Current Assets: **167,334**

Fixed Assets

Property & Equipment		
Vehicles	145,367	
Accumulated Depreciation-Vehicles	(143,005)	
Total Fixed Assets:		2,361

TOTAL ASSETS: **169,695**

LIABILITIES & EQUITY

Current Liabilities

Accounts Payable	16,672	
Accrued Accounts Payable	15,350	
Capital One Credit Card	25,897	
Community Bank Credit Card	-	
Due to Capital Reserve Fund	-	
Owner Renovation Deposit Liability	70,000	

Accrued Payroll Liabilities

FIT/FICA Payable	3,433	
Simple Contribution Payable	1,100	
Accrued Payroll	650	
State Income Tax Payable	2,003	
Total Accrued Payroll Liabilities:		7,186

Total Current Liabilities: 135,104

Fund Balance

Net Surplus/(Shortfall)	20,259	
Working Capital	14,332	
Total Equity:		34,591

TOTAL LIABILITIES & EQUITY: **169,695**

COUNTRY CLUB TOWNHOMES CORPORATION
BALANCE SHEET - CAPITAL RESERVE FUND
AS OF May 2026

Reserve Funds

Alpine Bank Capital Reserve Checking	18,332	
Alpine Bank Money Market Account	288,712	
Community Bank Money Market Account	-	
Obermeyer Wood Investments	3,645,672	
Total Reserve Funds		3,952,715

Accounts Receivable	9,147	
Prepaid Capital Expenses	-	
Due from Operating Fund	-	

TOTAL ASSETS: **3,961,863**

Capital Reserve Fund **3,949,363**

Due to Operating Fund **12,500**

TOTAL LIABILITIES & EQUITY: **3,961,863**