

Balance Sheet by Fund

Tuesday, September 10, 2024

Period 07/31/2024

Caughlin Ranch Homeowners Association

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1011	First Citizens Bank - Operating	(19,449.05)		(19,449.05)
1013	First Citizens Bank - OP Sweet	1,235,851.04		1,235,851.04
1299	Petty Cash	500.00		500.00
1217	First Citizens Bank - WC Sweet		151,897.93	151,897.93
1225	Charles Schwab-CRHA Reser		181,841.83	181,841.83
1230	Charles Schwab-CCRK Reser		110,262.71	110,262.71
1235	Charles Schwab-Mtnshyre Res		238,272.26	238,272.26
1242	FCB-CD x9694		108,307.55	108,307.55
1243	FCB-CD x9695		108,307.55	108,307.55
<u>Total Cash</u>		<u>1,216,901.99</u>	<u>898,889.83</u>	<u>2,115,791.82</u>
<u>Accounts Receivable</u>				
1310	Accounts Receivable	69,458.60		69,458.60
1311	Allowance for Bad Debt	(36,783.00)		(36,783.00)
<u>Total Accounts Receivable</u>		<u>32,675.60</u>		<u>32,675.60</u>
<u>Fixed Assets</u>				
1410	Land	2,723.78		2,723.78
1420	Building - 1050 CC	87,904.83		87,904.83
1422	Building/Improvements 1070C	375,023.68		375,023.68
1423	Land - 1070 CC	210,950.82		210,950.82
1430	Equipment - L & M	614,793.15		614,793.15
1431	Equipment - Office	136,930.23		136,930.23
1440	Construction in progress	6,415.00		6,415.00
1450	Park Improvements	283,860.99		283,860.99
1480	Accumulated Depreciation	(802,500.67)		(802,500.67)
<u>Total Fixed Assets</u>		<u>916,101.81</u>		<u>916,101.81</u>
<u>Other Assets</u>				
1316	Contract Services Receivable	2,018.07		2,018.07
1320	Prepaid Insurance	21,551.63		21,551.63
1325	Prepaid Work Comp	2,592.30		2,592.30
1360	Prepaid Expenses	45,620.51		45,620.51
<u>Total Other Assets</u>		<u>71,782.51</u>		<u>71,782.51</u>
<u>Total Assets</u>		<u>2,237,461.91</u>	<u>898,889.83</u>	<u>3,136,351.74</u>
Liabilities & Equity				
<u>Liability</u>				
2200	Unearned Member Assessmer	453,996.08		453,996.08
2201	Unearned Commercial Assess	27,982.00		27,982.00
2220	Prepaid Member Assessments	201,940.03		201,940.03
2221	Prepaid Commercial Assessm	5,250.08		5,250.08
2240	Accounts Payable	114,718.28	3,902.12	118,620.40
2245	Member Security Deposits	58,000.00		58,000.00

Balance Sheet by Fund

Tuesday, September 10, 2024

Period 07/31/2024

Caughlin Ranch Homeowners Association

		Operating	Reserve	Total
Liabilities & Equity				
<u>Liability</u>				
2380	Simple IRA Contributions Paye	5,732.51		5,732.51
2400	Accrued Income Taxes	779.00		779.00
2410	Accrued Wages	57,791.98		57,791.98
2450	Accrued Expenses	6,499.13		6,499.13
2460	Unclaimed Property	3,935.21		3,935.21
2465	Unapplied Payments	193.56		193.56
2900	First Citizens Bank-Loan 10700	135,482.94		135,482.94
<u>Total Liability</u>		<u>1,072,300.80</u>	<u>3,902.12</u>	<u>1,076,202.92</u>
<u>Equity</u>				
2720	Members Equity-Operating.	1,329,432.00		1,329,432.00
2730	Members Equity-Reserves.		1,239,055.00	1,239,055.00
	Net Income/Loss	(164,270.89)	(344,067.29)	(508,338.18)
<u>Total Equity</u>		<u>1,165,161.11</u>	<u>894,987.71</u>	<u>2,060,148.82</u>
<i>Total Liabilities & Equity</i>		<u><u>2,237,461.91</u></u>	<u><u>898,889.83</u></u>	<u><u>3,136,351.74</u></u>

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Assessment Revenue							
3110 Member Assessments	227,002.15	226,998.00	4.15	1,588,998.45	1,588,986.00	12.45	2,723,974.00
3115 Commercial Assessment	14,004.84	13,991.00	13.84	97,978.52	97,937.00	41.52	167,894.00
TOTAL Assessment Reven	241,006.99	240,989.00	17.99	1,686,976.97	1,686,923.00	53.97	2,891,868.00
Other Revenue							
3150 Transfer Fees	3,200.00	2,083.00	1,117.00	12,200.00	14,581.00	(2,381.00)	25,000.00
3160 Resale/Demand/Set-up F	2,605.18	2,083.00	522.18	16,386.14	14,581.00	1,805.14	25,000.00
3310 Other income	7,789.07	554.00	7,235.07	11,839.09	3,878.00	7,961.09	6,650.00
3311 Village Green Park Fee	300.00	500.00	(200.00)	2,200.00	3,500.00	(1,300.00)	4,000.00
3313 Violation Fines/Penalties	800.00	250.00	550.00	5,200.00	1,750.00	3,450.00	3,000.00
3315 Architectural Control	600.00	325.00	275.00	4,650.00	2,275.00	2,375.00	3,900.00
3316 Late Payment - Int. Char	0.00	0.00	0.00	2,140.02	1,300.00	840.02	2,500.00
3410 Late Payment - Late Cha	4,175.00	1,583.00	2,592.00	14,225.00	11,081.00	3,144.00	19,000.00
3417 Interest Income	915.70	208.00	707.70	2,319.08	1,456.00	863.08	2,500.00
3424 Landscape Contract Svc	8,134.19	7,629.00	505.19	55,284.52	48,516.00	6,768.52	85,000.00
3590-1 CRHA Reserve Transfer	(55,897.50)	(55,897.50)	0.00	(167,692.50)	(167,692.50)	0.00	(223,590.00)
3591-1 Mountainshyre Res. Trar	(5,515.50)	(5,515.50)	0.00	(16,546.50)	(16,546.50)	0.00	(22,062.00)
3592-1 Caughlin Creek Res. Tra	(14,236.25)	(14,236.25)	0.00	(42,708.75)	(42,708.75)	0.00	(56,945.00)
3595 Whispering Canyon - Re:	(9,726.25)	(9,726.25)	0.00	(29,178.75)	(29,178.75)	0.00	(38,905.00)
TOTAL Other Revenue	(56,856.36)	(70,160.50)	13,304.14	(129,682.65)	(153,208.50)	23,525.85	(164,952.00)
TOTAL Income	184,150.63	170,828.50	13,322.13	1,557,294.32	1,533,714.50	23,579.82	2,726,916.00
Expense							
Operating Expense							
4126 Computer Services	4,204.31	3,833.00	(371.31)	29,644.07	26,831.00	(2,813.07)	46,000.00
4127 CAI LAC Lobbyist	0.00	0.00	0.00	2,263.00	2,263.00	0.00	2,263.00
4128 Gate Remotes	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
4129 1070 CC - Principal	2,709.60	2,700.00	(9.60)	18,735.40	18,900.00	164.60	32,402.00
4129-1 1070 CC Loan Interest	398.19	408.00	9.81	3,019.13	2,856.00	(163.13)	4,891.00
4130 Office supplies/equip.	3,192.67	4,500.00	1,307.33	33,061.01	30,415.00	(2,646.01)	49,000.00
4131 Ombudsman	9,617.75	9,618.00	0.25	9,617.75	9,618.00	0.25	9,618.00
4132 Election for Board	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
4133 Postage	717.02	700.00	(17.02)	4,007.17	7,400.00	3,392.83	20,000.00
4135 Printing & Mailings	645.26	0.00	(645.26)	1,703.01	3,300.00	1,596.99	35,000.00
4201 Legal Projects	111.00	833.00	722.00	597.79	5,831.00	5,233.21	10,000.00
4300 Legal	10,181.60	4,000.00	(6,181.60)	62,159.23	34,000.00	(28,159.23)	50,000.00
4301 Accounting	375.00	500.00	125.00	15,525.00	21,000.00	5,475.00	24,000.00
4302 Outside Consulting	0.00	667.00	667.00	225.00	4,669.00	4,444.00	8,000.00
4305 Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
4308 Mgmt. Services Insuranc	138.00	138.00	0.00	966.00	966.00	0.00	1,656.00
4309 Landscape Services Inst	235.42	235.00	(0.42)	1,647.94	1,645.00	(2.94)	2,825.00
4310 Liability Insurance	7,732.38	9,140.00	1,407.62	62,272.25	63,980.00	1,707.75	109,677.00
4320 Taxes, Licenses & Fees	8,872.77	8,000.00	(872.77)	23,516.56	22,900.00	(616.56)	35,000.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
4320-1 Federal Income Tax	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
4335 Community Activities	10,024.27	8,700.00	(1,324.27)	16,119.84	15,500.00	(619.84)	30,000.00
4360 Alarm Monitoring	222.98	200.00	(22.98)	1,836.79	1,045.00	(791.79)	2,000.00
4361 Patrol Service	6,080.48	8,000.00	1,919.52	39,859.72	43,400.00	3,540.28	75,500.00
4373 Landscape Contract Svc	0.00	325.00	325.00	666.92	2,200.00	1,533.08	3,800.00
4640 Caughlin Xing CAM Fee	2,307.75	2,600.00	292.25	6,923.25	7,800.00	876.75	10,450.00
5000 ACC	758.29	800.00	41.71	6,786.56	4,900.00	(1,886.56)	8,500.00
TOTAL Operating Expense	68,524.74	65,897.00	(2,627.74)	341,153.39	334,419.00	(6,734.39)	583,082.00
Payroll							
4106 Salaries & Wages - Adm	26,558.37	27,253.00	694.63	199,804.50	204,398.00	4,593.50	354,292.00
4110 Payroll Taxes - Admin.	2,648.37	2,886.00	237.63	23,960.02	21,645.00	(2,315.02)	39,163.00
4111 Group Med. Ins. - Admin	5,595.01	5,372.00	(223.01)	38,279.35	40,288.00	2,008.65	69,834.00
4112 Simple IRA-Admin.	618.90	630.00	11.10	4,602.65	4,738.00	135.35	8,305.00
4113 Workers Comp. - Admin.	93.00	200.00	107.00	1,345.82	1,470.00	124.18	2,105.00
4114 Continuing Education-Ad	289.00	500.00	211.00	5,294.77	3,500.00	(1,794.77)	6,000.00
4115 Staff Incentive - Admin.	0.00	0.00	0.00	0.00	0.00	0.00	15,500.00
4402 Salaries & Wages - L & M	39,741.86	39,436.00	(305.86)	301,471.66	295,770.00	(5,701.66)	512,668.00
4409 Seasonal Wages - L & M	51,393.79	59,029.00	7,635.21	184,759.96	206,601.00	21,841.04	484,110.00
4410 Group Med. Ins. - L & M	9,361.89	9,504.00	142.11	64,782.90	66,528.00	1,745.10	114,047.00
4411 Payroll Taxes - L & M	11,330.22	12,062.00	731.78	62,184.85	63,079.00	894.15	122,164.00
4412 Simple IRA - L & M	660.37	793.00	132.63	4,956.14	5,948.00	991.86	10,315.00
4413 Staff Incentive - L & M	0.00	0.00	0.00	0.00	0.00	0.00	15,500.00
4414 Workers Comp. - L & M	1,401.00	1,500.00	99.00	7,882.68	9,100.00	1,217.32	17,931.00
4415 Continuing Education-L & M	0.00	292.00	292.00	600.00	2,044.00	1,444.00	3,500.00
TOTAL Payroll	149,691.78	159,457.00	9,765.22	899,925.30	925,109.00	25,183.70	1,775,434.00
Repairs and Maintenance							
4142 Entrance Gate Repairs	0.00	500.00	500.00	2,990.00	3,500.00	510.00	6,000.00
4143 Cameras & Repairs & M	2,445.88	0.00	(2,445.88)	5,725.00	0.00	(5,725.00)	0.00
4500 Materials/Supplies	4,714.05	2,600.00	(2,114.05)	31,727.61	21,500.00	(10,227.61)	35,000.00
4501 Vandalism	0.00	125.00	125.00	740.87	875.00	134.13	1,500.00
4502 Snow Removal	0.00	0.00	0.00	0.00	1,450.00	1,450.00	2,500.00
4503 Portable Restroom Facili	1,380.00	1,600.00	220.00	6,879.99	7,800.00	920.01	14,000.00
4510 Chemicals/Fertilizers	0.00	1,000.00	1,000.00	14,350.19	16,000.00	1,649.81	25,000.00
4520 Irrigation Repairs	3,415.70	5,000.00	1,584.30	27,506.61	27,500.00	(6.61)	32,000.00
4530 Plant Material/Replacem	0.00	0.00	0.00	21,133.35	19,000.00	(2,133.35)	25,000.00
4535 Sod & Seed	0.00	0.00	0.00	0.00	4,000.00	4,000.00	8,000.00
4537 Tree Removal/Pruning	0.00	0.00	0.00	29,450.00	5,000.00	(24,450.00)	5,000.00
4560 Fuel & Oil	3,167.68	3,500.00	332.32	19,837.00	22,000.00	2,163.00	38,000.00
4570 Weed Abatement	49,500.00	36,000.00	(13,500.00)	63,500.00	50,000.00	(13,500.00)	50,000.00
4620 Miscellaneous	1,620.00	417.00	(1,203.00)	3,520.00	2,919.00	(601.00)	5,000.00
4625 Misc. Property Repairs	0.00	417.00	417.00	0.00	2,919.00	2,919.00	5,000.00
4630 Trash Hauling	2,914.66	2,000.00	(914.66)	14,640.16	14,000.00	(640.16)	25,000.00
4705 Small Equipment	989.52	1,000.00	10.48	5,220.46	7,500.00	2,279.54	10,000.00
4706 L&M Phones	0.00	240.00	240.00	1,319.56	1,680.00	360.44	2,879.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
4710 Equipment Maintenance	4,742.35	500.00	(4,242.35)	47,062.18	38,000.00	(9,062.18)	40,000.00
4730 Equipment Rental	0.00	125.00	125.00	411.89	875.00	463.11	1,500.00
4750 Caughlin Creek Irrig. Rei	0.00	0.00	0.00	(150.25)	0.00	150.25	2,300.00
4760 Sign Maintenance/Lights	0.00	333.00	333.00	3,112.02	2,331.00	(781.02)	4,000.00
4780 Steamboat Ditch Maint.	0.00	0.00	0.00	14,905.25	15,000.00	94.75	15,000.00
4790 Uniforms	0.00	0.00	0.00	13,228.68	12,300.00	(928.68)	14,000.00
TOTAL Repairs and Mainter	<u>74,889.84</u>	<u>55,357.00</u>	<u>(19,532.84)</u>	<u>327,110.57</u>	<u>276,149.00</u>	<u>(50,961.57)</u>	<u>366,679.00</u>
Utility							
4140 Telephone	305.33	542.00	236.67	3,238.87	3,794.00	555.13	6,500.00
4141 Entrance Gates Telephoi	643.88	580.00	(63.88)	3,288.31	4,060.00	771.69	6,960.00
4540 Irrigation	56,085.52	35,000.00	(21,085.52)	118,567.25	107,500.00	(11,067.25)	225,000.00
4550 Utilities	4,742.03	3,750.00	(992.03)	25,895.12	26,250.00	354.88	45,000.00
4551 Street Lights	333.10	375.00	41.90	2,386.40	2,625.00	238.60	4,500.00
TOTAL Utility	<u>62,109.86</u>	<u>40,247.00</u>	<u>(21,862.86)</u>	<u>153,375.95</u>	<u>144,229.00</u>	<u>(9,146.95)</u>	<u>287,960.00</u>
TOTAL Expense	<u>355,216.22</u>	<u>320,958.00</u>	<u>(34,258.22)</u>	<u>1,721,565.21</u>	<u>1,679,906.00</u>	<u>(41,659.21)</u>	<u>3,013,155.00</u>
Excess Revenue / Expense	<u>(171,065.59)</u>	<u>(150,129.50)</u>	<u>(20,936.09)</u>	<u>(164,270.89)</u>	<u>(146,191.50)</u>	<u>(18,079.39)</u>	<u>(286,239.00)</u>

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Reserve							
7105 Caughlin Creek Res. Tra	14,236.25	14,236.25	0.00	42,708.75	42,708.75	0.00	56,945.00
7120 Mountainshyre Res. Trar	5,515.50	5,515.50	0.00	16,546.50	16,546.50	0.00	22,062.00
7130 CRHA Reserve Transfer	55,897.50	55,898.00	(0.50)	167,692.50	167,693.00	(0.50)	223,590.50
7175 Whispering Canyon - Re	9,726.25	9,726.25	0.00	29,178.75	29,178.75	0.00	38,905.00
7900 Int. - Caughlin Creek Res	32.36	125.00	(92.64)	2,825.20	875.00	1,950.20	1,500.00
7910 Int. - Mountainshyre Res	50.60	58.00	(7.40)	251.80	406.00	(154.20)	700.00
7920 Interest - CRHA Reserve	874.40	300.00	574.40	8,833.70	2,100.00	6,733.70	3,600.00
7960 Whispering Canyon Inter	55.27	56.00	(0.73)	147.04	392.00	(244.96)	675.00
TOTAL Reserve	86,388.13	85,915.00	473.13	268,184.24	259,900.00	8,284.24	347,977.50
TOTAL Income	86,388.13	85,915.00	473.13	268,184.24	259,900.00	8,284.24	347,977.50
Expense							
Reserve							
8110 Equipment Maintenance	0.00	10,749.00	10,749.00	3,706.92	75,243.00	71,536.08	128,993.00
8140 Trail Maintenance	0.00	0.00	0.00	133,317.36	0.00	(133,317.36)	101,582.00
8150 Misc. Office Equipment	0.00	10,000.00	10,000.00	4,230.79	40,000.00	35,769.21	60,605.00
8160 Sign Maintenance	0.00	0.00	0.00	0.00	33,607.00	33,607.00	33,607.00
8190 1050 CC Maintenance Bl	0.00	0.00	0.00	6,252.10	0.00	(6,252.10)	0.00
8191 Irrigation Comps/Pond/C	0.00	5,000.00	5,000.00	4,977.63	18,564.00	13,586.37	30,564.00
8195 CRHA Reserve Update	0.00	0.00	0.00	1,400.00	1,435.00	35.00	1,435.00
8200 Park Replacements	2,902.12	0.00	(2,902.12)	11,422.53	0.00	(11,422.53)	7,739.00
8201 CRHA Consulting/Engine	1,000.00	715.00	(285.00)	33,871.25	5,005.00	(28,866.25)	8,581.00
8203 1070 CC Misc. R&M	0.00	3,000.00	3,000.00	25,509.84	6,000.00	(19,509.84)	7,452.00
8223 Retaining/Rockery Wall I	0.00	0.00	0.00	0.00	1,716.00	1,716.00	1,716.00
8225 Bridge/Water way crossi	0.00	0.00	0.00	189,942.00	0.00	(189,942.00)	0.00
8230 CCRK/DCRK Road Main	0.00	0.00	0.00	49,885.40	0.00	(49,885.40)	16,762.00
8232 CCRK/DCRK Pond R & I	0.00	6,802.00	6,802.00	0.00	6,802.00	6,802.00	6,802.00
8233 CCRK/DCRK Misc. R & I	0.00	0.00	0.00	366.79	0.00	(366.79)	0.00
8250 Mountainshyre Road Mai	0.00	0.00	0.00	0.00	0.00	0.00	2,101.00
8260 Mountainshyre Gates	0.00	0.00	0.00	31,477.62	0.00	(31,477.62)	22,744.00
8262 Mountainshyre Res. Upd	0.00	0.00	0.00	500.00	513.00	13.00	513.00
8263 Mountainshyre Misc. R &	0.00	0.00	0.00	0.00	366.00	366.00	366.00
8264 Mtnshyre Concrete Repa	0.00	0.00	0.00	0.00	1,341.00	1,341.00	1,341.00
8265 Mountainshyre Signage	0.00	0.00	0.00	0.00	0.00	0.00	21,303.00
8270 CCRK/DCRK Gate Repa	0.00	2,952.00	2,952.00	54,751.37	2,952.00	(51,799.37)	2,952.00
8274 CCRK/DCRK Res. Upda	0.00	0.00	0.00	500.00	513.00	13.00	513.00
8276 CCRK/DCRK Consulting	0.00	0.00	0.00	3,285.00	0.00	(3,285.00)	0.00
8320 Whispering Canyon Misc	0.00	200.00	200.00	0.00	600.00	600.00	1,304.00
8330 Whispering Canyon Res	0.00	0.00	0.00	300.00	0.00	(300.00)	0.00
8331 Whispering Canyon Roa	0.00	0.00	0.00	42,895.80	0.00	(42,895.80)	67,854.00
8333 Whispering Canyon Con:	0.00	1,000.00	1,000.00	1,360.00	3,000.00	1,640.00	4,129.00
8334 Whispering Canyon MIS	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	5,867.00
8335 Whispering Canyon Plan	0.00	0.00	0.00	0.00	5,865.00	5,865.00	10,865.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
8336 Whispering Canyon Reta	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	2,173.00
8337 Whispering Canyon Gate	0.00	0.00	0.00	12,299.13	0.00	(12,299.13)	0.00
TOTAL Reserve	<u>3,902.12</u>	<u>42,418.00</u>	<u>38,515.88</u>	<u>612,251.53</u>	<u>209,522.00</u>	<u>(402,729.53)</u>	<u>549,863.00</u>
TOTAL Expense	<u>3,902.12</u>	<u>42,418.00</u>	<u>38,515.88</u>	<u>612,251.53</u>	<u>209,522.00</u>	<u>(402,729.53)</u>	<u>549,863.00</u>
Excess Revenue / Expense	<u>82,486.01</u>	<u>43,497.00</u>	<u>38,989.01</u>	<u>(344,067.29)</u>	<u>50,378.00</u>	<u>(394,445.29)</u>	<u>(201,885.50)</u>