

Balance Sheet by Fund

Wednesday, March 19, 2025

16:31

Period 01/31/2025

Caughlin Ranch Homeowners Association

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1011	First Citizens Bank - Operating	(20,919.24)		(20,919.24)
1013	First Citizens Bank - OP Swee	1,203,005.09		1,203,005.09
1299	Petty Cash	500.00		500.00
1216	First Citizens Bank - Whisperir		(700.00)	(700.00)
1217	First Citizens Bank - WC Swee		167,579.29	167,579.29
1225	Charles Schwab-CRHA Reser		239,951.94	239,951.94
1230	Charles Schwab-CCRK Reser		123,860.09	123,860.09
1235	Charles Schwab-Mtnshyre Res		250,174.17	250,174.17
1242	FCB-CD x9694		110,875.61	110,875.61
1243	FCB-CD x9695		110,875.61	110,875.61
<u>Total Cash</u>		1,182,585.85	1,002,616.71	2,185,202.56
<u>Accounts Receivable</u>				
1310	Accounts Receivable	94,044.74		94,044.74
1311	Allowance for Bad Debt	(53,384.22)		(53,384.22)
<u>Total Accounts Receivable</u>		40,660.52		40,660.52
<u>Fixed Assets</u>				
1410	Land	2,723.78		2,723.78
1420	Building - 1050 CC	94,156.93		94,156.93
1422	Building/Improvements 1070C	406,948.52		406,948.52
1423	Land - 1070 CC	210,950.82		210,950.82
1430	Equipment - L & M	608,793.15		608,793.15
1431	Equipment - Office	136,930.23		136,930.23
1450	Park Improvements	283,860.99		283,860.99
1480	Accumulated Depreciation	(848,819.20)		(848,819.20)
<u>Total Fixed Assets</u>		895,545.22		895,545.22
<u>Other Assets</u>				
1313	Accrued Interest Receivable		742.85	742.85
1315	Other Receivable	200.00		200.00
1316	Contract Services Receivable	622.00		622.00
1320	Prepaid Insurance	83,090.15		83,090.15
1325	Prepaid Work Comp	3,517.95		3,517.95
1360	Prepaid Expenses			
<u>Total Other Assets</u>		87,430.10	742.85	88,172.95
<u>Total Assets</u>		2,206,221.69	1,003,359.56	3,209,581.25
Liabilities & Equity				
<u>Liability</u>				
2200	Unearned Member Assessmer	544,794.92		544,794.92
2201	Unearned Commercial Assess	33,578.86		33,578.86
2220	Prepaid Member Assessments	367,738.96		367,738.96
2221	Prepaid Commercial Assessm	9,045.47		9,045.47
2240	Accounts Payable	59,717.99	1,913.30	61,631.29
2245	Member Security Deposits	64,500.00		64,500.00
2400	Accrued Income Taxes	8,048.00		8,048.00
2410	Accrued Wages	42,054.75		42,054.75

Balance Sheet by Fund

Period 01/31/2025

Caughlin Ranch Homeowners Association

		Operating	Reserve	Total
Liabilities & Equity				
<u>Liability</u>				
2450	Accrued Expenses	3,490.94		3,490.94
2460	Unclaimed Property	3,935.21		3,935.21
2900	First Citizens Bank-Loan 1070	103,102.72		103,102.72
<u>Total Liability</u>		1,240,007.82	1,913.30	1,241,921.12
<u>Equity</u>				
2720	Members Equity-Operating.	981,512.05		981,512.05
2730	Members Equity-Reserves.		924,606.87	924,606.87
	Net Income/Loss	(15,298.18)	76,839.39	61,541.21
<u>Total Equity</u>		966,213.87	1,001,446.26	1,967,660.13
<u>Total Liabilities & Equity</u>		2,206,221.69	1,003,359.56	3,209,581.25

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 1/1/2025 To 1/31/2025 11:59:00 PM

Current Period Operating				Year to Date Operating				
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual	
Income								
<u>Assessment Revenue</u>								
3110	Member Assessments	272,399.69	272,397.00	2.69	272,399.69	272,397.00	2.69	3,268,769.00
3115	Commercial Assessment	16,748.49	16,789.00	(40.51)	16,748.49	16,789.00	(40.51)	201,473.00
TOTAL Assessment Revenue		289,148.18	289,186.00	(37.82)	289,148.18	289,186.00	(37.82)	3,470,242.00
<u>Other Revenue</u>								
3150	Transfer Fees	600.00	1,667.00	(1,067.00)	600.00	1,667.00	(1,067.00)	20,000.00
3160	Resale/Demand/Set-up F	490.04	2,083.00	(1,592.96)	490.04	2,083.00	(1,592.96)	25,000.00
3310	Other income	327.12	633.00	(305.88)	327.12	633.00	(305.88)	7,600.00
3311	Village Green Park Fee	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
3313	Violation Fines/Penalties	2,300.00	250.00	2,050.00	2,300.00	250.00	2,050.00	3,000.00
3315	Architectural Control	100.00	400.00	(300.00)	100.00	400.00	(300.00)	5,000.00
3316	Late Payment - Int. Char	0.00	225.00	(225.00)	0.00	225.00	(225.00)	2,700.00
3410	Late Payment - Late Cha	2,825.00	1,583.00	1,242.00	2,825.00	1,583.00	1,242.00	19,000.00
3417	Interest Income	717.69	208.00	509.69	717.69	208.00	509.69	2,500.00
3424	Landscape Contract Svc	5,320.16	5,000.00	320.16	5,320.16	5,000.00	320.16	75,000.00
3590-1	CRHA Reserve Transfer	(83,846.25)	(83,846.25)	0.00	(83,846.25)	(83,846.25)	0.00	(335,385.00)
3591-1	Mountainshyre Res. Trar	(5,540.75)	(5,540.75)	0.00	(5,540.75)	(5,540.75)	0.00	(22,163.00)
3592-1	Caughlin Creek Res. Tra	(16,798.75)	(16,798.75)	0.00	(16,798.75)	(16,798.75)	0.00	(67,195.00)
3595	Whispering Canyon - Re	(10,066.75)	(10,066.75)	0.00	(10,066.75)	(10,066.75)	0.00	(40,267.00)
TOTAL Other Revenue		(103,572.49)	(104,203.50)	631.01	(103,572.49)	(104,203.50)	631.01	(301,210.00)
TOTAL Income		185,575.69	184,982.50	593.19	185,575.69	184,982.50	593.19	3,169,032.00
Expense								
<u>Operating Expense</u>								
4126	Computer Services	3,710.66	4,100.00	389.34	3,710.66	4,100.00	389.34	46,000.00
4127	CAI LAC Lobbyist	0.00	0.00	0.00	0.00	0.00	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	2,849.34	2,812.00	(37.34)	2,849.34	2,812.00	(37.34)	33,744.00
4129-1	1070 CC Loan Interest	355.13	296.00	(59.13)	355.13	296.00	(59.13)	3,553.00
4130	Office supplies/equip.	3,397.82	4,000.00	602.18	3,397.82	4,000.00	602.18	51,000.00
4131	Ombudsman	0.00	0.00	0.00	0.00	0.00	0.00	9,618.00
4132	Election for Board	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
4133	Postage	217.80	210.00	(7.80)	217.80	210.00	(7.80)	20,000.00
4135	Printing & Mailings	608.45	0.00	(608.45)	608.45	0.00	(608.45)	27,000.00
4201	Legal Projects	1,102.40	1,150.00	47.60	1,102.40	1,150.00	47.60	10,000.00
4202	Legal - Collection procee	3,843.89	0.00	(3,843.89)	3,843.89	0.00	(3,843.89)	0.00
4300	Legal	12,504.96	4,167.00	(8,337.96)	12,504.96	4,167.00	(8,337.96)	50,000.00
4301	Accounting	775.00	2,000.00	1,225.00	775.00	2,000.00	1,225.00	20,000.00
4302	Outside Consulting	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
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	138.00	138.00	0.00	1,656.00
4309	Landscape Services Insu	286.00	286.00	0.00	286.00	286.00	0.00	3,432.00
4310	Liability Insurance	10,183.72	10,204.00	20.28	10,183.72	10,204.00	20.28	122,453.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 1/1/2025 To 1/31/2025 11:59:00 PM

		Current Period Operating			Year to Date Operating			Annual
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	
4320	Taxes, Licenses & Fees	1,056.05	2,000.00	943.95	1,056.05	2,000.00	943.95	68,751.00
4320-1	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
4335	Community Activities	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
4360	Alarm Monitoring	188.01	250.00	61.99	188.01	250.00	61.99	2,000.00
4361	Patrol Service	5,945.82	5,000.00	(945.82)	5,945.82	5,000.00	(945.82)	75,500.00
4373	Landscape Contract Svc	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
4640	Caughlin Xing CAM Fee	3,292.17	2,612.50	(679.67)	3,292.17	2,612.50	(679.67)	10,450.00
4780	Steamboat Ditch Maint.	14,905.25	15,000.00	94.75	14,905.25	15,000.00	94.75	15,000.00
5000	ACC	806.40	833.00	26.60	806.40	833.00	26.60	10,000.00
TOTAL Operating Expense		66,166.87	55,058.50	(11,108.37)	66,166.87	55,058.50	(11,108.37)	642,920.00
<u>Payroll</u>								
4106	Salaries & Wages - Adm	32,212.89	44,230.00	12,017.11	32,212.89	44,230.00	12,017.11	383,330.00
4110	Payroll Taxes - Admin.	6,040.43	4,573.00	(1,467.43)	6,040.43	4,573.00	(1,467.43)	42,219.00
4111	Group Med. Ins. - Admin	4,863.37	6,394.00	1,530.63	4,863.37	6,394.00	1,530.63	76,728.00
4112	Simple IRA-Admin.	1,289.30	1,327.00	37.70	1,289.30	1,327.00	37.70	12,250.00
4113	Workers Comp. - Admin.	427.00	426.00	(1.00)	427.00	426.00	(1.00)	2,282.00
4114	Continuing Education-Ad	302.60	800.00	497.40	302.60	800.00	497.40	6,000.00
4115	Staff Incentive - Admin.	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
4402	Salaries & Wages - L & M	44,465.89	61,260.00	16,794.11	44,465.89	61,260.00	16,794.11	530,897.00
4409	Seasonal Wages - L & M	0.00	0.00	0.00	0.00	0.00	0.00	530,897.00
4410	Group Med. Ins. - L & M	7,966.58	10,454.00	2,487.42	7,966.58	10,454.00	2,487.42	125,447.00
4411	Payroll Taxes - L & M	7,653.65	7,161.00	(492.65)	7,653.65	7,161.00	(492.65)	125,662.00
4412	Simple IRA - L & M	1,351.35	1,629.00	277.65	1,351.35	1,629.00	277.65	16,467.00
4413	Staff Incentive - L & M	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
4414	Workers Comp. - L & M	1,203.00	1,250.00	47.00	1,203.00	1,250.00	47.00	21,173.00
4415	Continuing Education-L & M	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
TOTAL Payroll		107,776.06	139,504.00	31,727.94	107,776.06	139,504.00	31,727.94	1,919,852.00
<u>Repairs and Maintenance</u>								
4142	Entrance Gate Repairs	284.41	0.00	(284.41)	284.41	0.00	(284.41)	6,000.00
4500	Materials/Supplies	994.39	2,000.00	1,005.61	994.39	2,000.00	1,005.61	35,000.00
4501	Vandalism	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
4502	Snow Removal	0.00	500.00	500.00	0.00	500.00	500.00	3,000.00
4503	Portable Restroom Facili	1,400.00	700.00	(700.00)	1,400.00	700.00	(700.00)	15,000.00
4510	Chemicals/Fertilizers	0.00	4,200.00	4,200.00	0.00	4,200.00	4,200.00	20,000.00
4520	Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	32,000.00
4530	Plant Material/Replacem	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
4535	Sod & Seed	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
4537	Tree Removal/Pruning	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
4560	Fuel & Oil	1,704.48	2,000.00	295.52	1,704.48	2,000.00	295.52	35,000.00
4570	Weed Abatement	0.00	0.00	0.00	0.00	0.00	0.00	65,000.00
4620	Miscellaneous	459.25	417.00	(42.25)	459.25	417.00	(42.25)	5,000.00
4625	Misc. Property Repairs	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
4630	Trash Hauling	1,446.64	900.00	(546.64)	1,446.64	900.00	(546.64)	25,000.00
4705	Small Equipment	162.39	0.00	(162.39)	162.39	0.00	(162.39)	7,000.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 1/1/2025 To 1/31/2025 11:59:00 PM

		Current Period Operating			Year to Date Operating			Annual
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	
4706	L&M Phones	59.98	0.00	(59.98)	59.98	0.00	(59.98)	0.00
4710	Equipment Maintenance	10,565.86	7,320.00	(3,245.86)	10,565.86	7,320.00	(3,245.86)	45,000.00
4730	Equipment Rental	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
4760	Sign Maintenance/Lights	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
4790	Uniforms	1,607.28	3,750.00	2,142.72	1,607.28	3,750.00	2,142.72	15,000.00
TOTAL Repairs and Mainten		18,684.68	22,662.00	3,977.32	18,684.68	22,662.00	3,977.32	368,000.00
<u>Utilities</u>								
4140	Telephone	605.99	808.00	202.01	605.99	808.00	202.01	9,700.00
4141	Entrance Gates Telephoi	554.88	580.00	25.12	554.88	580.00	25.12	6,960.00
4540	Irrigation	3,063.82	3,600.00	536.18	3,063.82	3,600.00	536.18	205,000.00
4550	Utilities	3,647.52	4,083.00	435.48	3,647.52	4,083.00	435.48	49,000.00
4551	Street Lights	374.05	375.00	0.95	374.05	375.00	0.95	4,500.00
4750	Caughlin Creek Irrig. Rei	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
TOTAL Utilities		8,246.26	9,446.00	1,199.74	8,246.26	9,446.00	1,199.74	277,460.00
TOTAL Expense		200,873.87	226,670.50	25,796.63	200,873.87	226,670.50	25,796.63	3,208,232.00
Excess Revenue / Expense		(15,298.18)	(41,688.00)	26,389.82	(15,298.18)	(41,688.00)	26,389.82	(39,200.00)

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 1/1/2025 To 1/31/2025 11:59:00 PM

		Current Period Reserve			Year to Date Reserve			
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income								
<u>Reserve</u>								
7105	Caughlin Creek Res. Tra	16,798.75	16,798.75	0.00	16,798.75	16,798.75	0.00	67,195.00
7120	Mountainshyre Res. Trar	5,540.75	5,540.75	0.00	5,540.75	5,540.75	0.00	22,163.00
7130	CRHA Reserve Transfer	83,846.25	83,846.25	0.00	83,846.25	83,846.25	0.00	335,385.00
7175	Whispering Canyon - Re	10,066.75	10,066.75	0.00	10,066.75	10,066.75	0.00	40,267.00
7900	Int. - Caughlin Creek Res	5.09	125.00	(119.91)	5.09	125.00	(119.91)	1,500.00
7910	Int. - Mountainshyre Res	366.81	58.00	308.81	366.81	58.00	308.81	700.00
7920	Interest - CRHA Reserve	786.86	300.00	486.86	786.86	300.00	486.86	3,600.00
7960	Whispering Canyon Inter	49.55	56.00	(6.45)	49.55	56.00	(6.45)	675.00
TOTAL Reserve		117,460.81	116,791.50	669.31	117,460.81	116,791.50	669.31	471,485.00
TOTAL Income		117,460.81	116,791.50	669.31	117,460.81	116,791.50	669.31	471,485.00
Expense								
<u>Reserve</u>								
8110	Equipment Maintenance	0.00	1,062.00	1,062.00	0.00	1,062.00	1,062.00	12,746.00
8120	Equipment Acquisition	0.00	11,958.00	11,958.00	0.00	11,958.00	11,958.00	143,495.00
8140	Trail Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	97,073.00
8150	Misc. Office Equipment	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	66,529.00
8160	Sign Maintenance	795.01	0.00	(795.01)	795.01	0.00	(795.01)	89,997.00
8190	1050 CC Maintenance B	0.00	0.00	0.00	0.00	0.00	0.00	3,717.00
8191	Irrigation Comps/Pond/C	0.00	0.00	0.00	0.00	0.00	0.00	14,134.00
8195	CRHA Reserve Update	3,000.00	3,100.00	100.00	3,000.00	3,100.00	100.00	6,205.00
8197	CRHA Website Update	0.00	0.00	0.00	0.00	0.00	0.00	13,461.00
8200	Park Replacements	0.00	0.00	0.00	0.00	0.00	0.00	54,768.00
8203	1070 CC Misc. R&M	0.00	0.00	0.00	0.00	0.00	0.00	68,472.00
8220	CRHA Misc. Repair & Ma	0.00	0.00	0.00	0.00	0.00	0.00	1,381.00
8223	Retaining/Rockery Wall I	0.00	0.00	0.00	0.00	0.00	0.00	1,819.00
8230	CCRK/DCRK Road Main	0.00	0.00	0.00	0.00	0.00	0.00	701.00
8232	CCRK/DCRK Pond R & I	0.00	0.00	0.00	0.00	0.00	0.00	7,210.00
8233	CCRK/DCRK Misc. R & I	1,118.29	0.00	(1,118.29)	1,118.29	0.00	(1,118.29)	8,974.00
8250	Mountainshyre Road Mai	0.00	0.00	0.00	0.00	0.00	0.00	1,899.00
8262	Mountainshyre Res. Upd	700.00	672.00	(28.00)	700.00	672.00	(28.00)	1,344.00
8263	Mountainshyre Misc. R &	0.00	0.00	0.00	0.00	0.00	0.00	5,361.00
8264	Mtnshyre Concrete Repa	0.00	0.00	0.00	0.00	0.00	0.00	3,648.00
8265	Mountainshyre Signage	0.00	0.00	0.00	0.00	0.00	0.00	22,581.00
8270	CCRK/DCRK Gate Repa	0.00	0.00	0.00	0.00	0.00	0.00	5,743.00
8274	CCRK/DCRK Res. Upda	800.00	776.00	(24.00)	800.00	776.00	(24.00)	1,551.00
8276	CCRK/DCRK Consulting	0.00	0.00	0.00	0.00	0.00	0.00	1,819.00
8290	Vehicle Acquisition/Repl	33,508.12	34,000.00	491.88	33,508.12	34,000.00	491.88	52,390.00
8330	Whispering Canyon Res	700.00	0.00	(700.00)	700.00	0.00	(700.00)	0.00
8332	Whispering Canyon Reta	0.00	0.00	0.00	0.00	0.00	0.00	2,303.00
8334	Whispering Canyon MIS	0.00	0.00	0.00	0.00	0.00	0.00	6,219.00
TOTAL Reserve		40,621.42	56,568.00	15,946.58	40,621.42	56,568.00	15,946.58	695,540.00

Caughlin Ranch Homeowners Association

Statement of Revenues and Expenses

Period 1/1/2025 To 1/31/2025 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Expense	40,621.42	56,568.00	15,946.58	40,621.42	56,568.00	15,946.58	695,540.00
Excess Revenue / Expense	76,839.39	60,223.50	16,615.89	76,839.39	60,223.50	16,615.89	(224,055.00)