Country Club Heights HOA

2025 Comparative Financial Statements & 2026 Budget

	2025 Actual Exp.	2024 Actual Exp.	Variance Favorable (Unfavorable) Actual Year over Year	Budget 2025	Variance Favorable (Unfavorable) Actual vs Budget	Budget 2026	2026 Actual
Beginning Operating Bank Balance	**3,986.31**	**15,255.11**		**3,986.31**		**6,409.41**	
Income							
Dues	20,800.00	20,800.00	-	20,800.00	-	20,800.00	
Other	-	-	-	-	-	-	
Transfer Fees	2,500.00	1,000.00	1,500.00	-	2,500.00	1,000.00	
Interest	1.33	1.30	0.03	1.00	0.33	1.00	
Total Income	**23,301.33**	**21,801.30**	**1,500.03**	**20,801.00**	**2,500.33**	**21,801.00**	
Expenditures							
Income Tax (Federal & State)	138.00				(138.00)	200.00	
License/ Admin Fees	69.00	68.00	(1.00)	68.00	(1.00)	80.00	
Legal Fees	65.00	3,503.62	3,438.62	2,000.00	1,935.00	500.00	
Electric (Grand Valley Power)	4,868.70	4,320.96	(547.74)	4,800.00	(68.70)	5,000.00	
Water (Grand Valley Water Users Assoc)	1,539.08	1,539.08	-	1,540.00	-	3,100.00	$ 3,091.08
Insurance (State Farm)	1,876.00	1,612.00	(264.00)	1,800.00	(76.00)	2,000.00	
Fence Repairs	-	-	-	1,000.00	1,000.00	-	
Landscape/Weed Control	1,000.00	116.80	(883.20)	1,000.00	-	925.00	
Pump Repair	556.60	1,732.56	1,175.96	2,000.00	1,443.40	2,000.00	
Repairs - General	162.54	-	(162.54)	300.00	137.46	300.00	
Pump Replacement	-	4,820.42	4,820.42	-	-	-	
Winterize Common Irrigation System	2,165.00	1,905.00	(260.00)	1,905.00	(260.00)	2,300.00	
Website	231.85	228.85	(3.00)	250.00	18.15	250.00	
Office Supplies/ Misc.	180.54	183.73	3.19	100.00	(80.54)	145.00	
Total Expenditures	**12,852.31**	**20,031.02**	**7,316.71**	**16,763.00**	**3,910.69**	**16,800.00**	
Operating Cash Addition (Loss)	**10,449.02**	**1,770.28**	**8,678.74**	**4,038.00**	**6,411.02**	**5,001.00**	
Transfer In (Out) To Investment/Savings Acct	**10,000.00**	**(11,500.00)**		**(5,000.00)**	**(5,000.00)**	**(5,000.00)**	
Net cash addition (Loss)	**449.02**					**1.00**	
Transfer Out to Ops Fund Checking Account							$ 6,884.12
Adjustments to cash for reconciliation:							
GV Water Users 2025 Prepaid Fee	1,539.08	**(1,539.08)**		**1,539.08**		**-**	
Uncashed check: Reimb. To Kyle D	370.00						
Uncashed check: Legal fee to Karp.Nue,et al	65.00						
	1,974.08						
Operating Account Bank Balance at 12/31	**6,049.41**	**3,986.31**		**4,563.39**		**6,410.41**	$ 13,294.53
Beginning Investment Account Balance	**17,018.40**	**5,019.10**		**17,018.40**		**27,721.03**	
Transfers In (Out)	10,000.00	11,500.00	**(1,500.00)**	5,000.00	5,000.00	**5,000.00**	
Interest Income	702.63	499.30	**203.33**	900.00	(197.37)	**825.00**	
Ending Investment Account Balance at 12/31	**27,721.03**	**17,018.40**		**22,918.40**		**33,546.03**	
Total Cash Balance at 12/31	**34,130.44**	**21,004.71**		**27,481.79**		**39,956.44**	

EOY 2025 Investment Accounts	BALANCE	INTEREST
Ops Fund Savings Acct *69	$6,908.71	$262.26
Pump/Fence CD #1 *38	$15,767.50	$395.55
Pump/Fence CD #2 *74	$5,044.82	$44.82
	$27,721.03	$702.63