

Country Club Heights HOA

Comparative Financial Statements & Budget

	2025	2024	Variance Favorable (Unfavorable)	Budget 2025	Variance Favorable (Unfavorable)	Budget 2026
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)	-	138.00	200.00
License/ Admin Fees	69.00	68.00	(1.00)	68.00	1.00	80.00
Legal Fees	45.00	3,503.62	3,458.62	2,000.00	(1,955.00)	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	1,540.00	3,100.00
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	630.00	116.80	(513.20)	1,000.00	370.00	925.00
Pump Repair	719.14	1,732.56	1,013.42	2,000.00	1,280.86	2,000.00
Repairs - General	-	-	-	300.00	300.00	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.	135.54	183.73	48.19	100.00	(35.54)	145.00
Total Expenditures	10,878.23	20,031.02	9,152.79	16,763.00	2,252.77	16,800.00
Net Operating Cash Addition (Loss)	12,423.10	1,770.28	10,652.82	4,038.00	8,385.10	5,001.00
Transfer In (Out) To Investment/Savings Acct	(10,000.00)	(11,500.00)		(5,000.00)		(5,000.00)
GV Water Users 2025 Prepaid Fee	-	(1,539.08)		1,539.08		-
Operating Account Bank Balance at 12/31	6,409.41	3,986.31		4,563.39		6,410.41
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		5,000.00		5,000.00
Interest Income	702.63	499.30		900.00		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