

**CRAIL CREEK CLUB CONDOMINIUM ASSOCIATION**  
**Balance Sheet**

Accrual Basis

As of February 29, 2024

	<u>Feb 29, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1st Security xx5716	222,820
1st Security MM xx4270	4,999
<b>Total Checking/Savings</b>	<u>227,819</u>
Accounts Receivable	
Accounts Receivable - Owners	191,997
<b>Total Accounts Receivable</b>	<u>191,997</u>
Other Current Assets	
High Country Restoration	126,624
<b>Total Other Current Assets</b>	<u>126,624</u>
<b>Total Current Assets</b>	<u>546,441</u>
<b>TOTAL ASSETS</b>	<b><u>546,441</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
retainer 5%	40,208
<b>Total Other Current Liabilities</b>	<u>40,208</u>
<b>Total Current Liabilities</b>	40,208
<b>Long Term Liabilities</b>	
1st Security Note xx60360 deck	776,949
1st Security Note xx8316	95,644
<b>Total Long Term Liabilities</b>	<u>872,592</u>
<b>Total Liabilities</b>	912,801
<b>Equity</b>	
Association Equity	(175,581)
Net Income	(190,779)
<b>Total Equity</b>	<u>(366,360)</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>546,441</u></b>

**CRAIL CREEK CLUB CONDOMINIUM ASSOCIATION**

**Profit & Loss Budget vs. Actual**

**Accrual Basis**

August 2023 through February 2024

	<u>Aug '23 - Feb 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Common Operating Assessment</b>	253,334	253,335	(1)
<b>Total Income</b>	253,334	253,335	(1)
<b>Expense</b>			
<b>Insurance Expense</b>	49,030	44,668	4,362
<b>Sec of State MT annual fee</b>	0	50	(50)
<b>Office Expenses</b>	648	623	25
<b>Accounting Fees</b>	3,175	5,625	(2,450)
<b>Professional Fees - Legal</b>	312	1,750	(1,438)
<b>Property Management Fees</b>	30,917	30,917	(0)
<b>Rules &amp; Regulations Management</b>	2,917	2,917	0
<b>Chimney Cleaning</b>	0	0	0
<b>Fire Sprinkler Inspection</b>	880	2,333	(1,453)
<b>Landscaping and Groundskeeping</b>	13,011	15,000	(1,989)
<b>Weed Control</b>	0	0	0
<b>Repairs and Maintenance</b>	23,731	20,417	3,314
<b>Roof Maintenance &amp; Repairs</b>	0	4,083	(4,083)
<b>Roof Snow Removal</b>	0	35,000	(35,000)
<b>Interior Damage Repairs</b>	0	1,750	(1,750)
<b>Paint &amp; Stain</b>	0	0	0
<b>Snow Plowing</b>	23,335	12,000	11,335
<b>Supplies</b>	76	126	(50)
<b>Tree &amp; Bush Replacement</b>	0	0	0
<b>Window Replacement</b>	2,337	1,167	1,170
<b>Window Washing</b>	0	6,000	(6,000)
<b>Electricity - Lights</b>	0	980	(980)
<b>Electric - Bylin</b>	6,208	11,300	(5,092)
<b>Sanitation</b>	3,016	4,083	(1,067)
<b>Water Irrigation</b>	5,061	7,650	(2,589)
<b>Contingency</b>	0	0	0
<b>Total Expense</b>	164,651	208,439	(43,787)
<b>Net Ordinary Income</b>	88,683	44,896	43,787
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Late Fee and Finance Charges</b>	473	0	473
<b>Operating Reserve Revenue</b>	0	0	0
<b>email needed revenue</b>	0	0	0
<b>SA 1 Loan Interest Roof Revenue</b>	62,375	62,375	(0)
<b>10% Operating Reserve</b>	25,335	25,335	(0)

**CRAIL CREEK CLUB CONDOMINIUM ASSOCIATION**

**Profit & Loss Budget vs. Actual**

**Accrual Basis**

August 2023 through February 2024

	<b>Aug '23 - Feb 24</b>	<b>Budget</b>	<b>\$ Over Budget</b>
Capital Reserve	46,500	46,500	0
Operating Income Reserve	0	0	0
Parking Income	400	0	400
Interest Income	4,082	0	4,082
SA 1 Roof Project	0	0	0
SA 2 Deck Stairs & Rails	471,744	471,744	0
<b>Total Other Income</b>	<b>610,909</b>	<b>605,954</b>	<b>4,954</b>
<b>Other Expense</b>			
SA 1 Loan Interest Roof	30,786	62,375	<b>(31,589)</b>
SA 2 Deck Stairs Rails Expense	859,585	0	859,585
<b>Total Other Expense</b>	<b>890,371</b>	<b>62,375</b>	<b>827,996</b>
<b>Net Other Income</b>	<b>(279,462)</b>	<b>543,579</b>	<b>(823,041)</b>
<b>Net Income</b>	<b>(190,779)</b>	<b>588,475</b>	<b>(779,254)</b>