Angler Mountain Ranch
Balance Sheet by Class
As of September 30, 2020

	Townhomes	TOTAL
ASSETS		
Current Assets		
Checking/Savings		
Clearing Account	-3,119.69	-3,119.69
Townhomes Operating	68,549.35	68,549.35
Townhomes Res. US Bank	320,426.99	320,426.99
Townhomes Res. US Bank C...	432,623.00	432,623.00
Townhomes Reserve	53,073.51	53,073.51
Total Checking/Savings	871,553.16	871,553.16
Accounts Receivable		
11000 · Accounts Receivable	261.24	261.24
Total Accounts Receivable	261.24	261.24
Total Current Assets	871,814.40	871,814.40
TOTAL ASSETS	**871,814.40**	**871,814.40**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	4,061.65	4,061.65
Total Accounts Payable	4,061.65	4,061.65
Total Current Liabilities	4,061.65	4,061.65
Total Liabilities	4,061.65	4,061.65
Equity		
30000 · Opening Balance Equity	623,339.45	623,339.45
32000 · Retained Earnings	160,338.22	160,338.22
Net Income	84,075.08	84,075.08
Total Equity	867,752.75	867,752.75
TOTAL LIABILITIES & EQUITY	**871,814.40**	**871,814.40**

Angler Mountain Ranch
Profit & Loss Budget Performance
September 2020

	Sep 20	Budget	$ Over B...	Jul - Sep ...	YTD Bud...	$ Over B...
Ordinary Income/Expense						
Income						
Operating Income						
40000 · Dues	56,515.00	56,515.00	0.00	169,545.00	169,545.00	0.00
40050 · Neighborhood Reserve Dues	-20,193.00	-20,193.00	0.00	-60,579.00	-60,579.00	0.00
40061 · Commons Operating Dues	-254.00	-1,905.00	1,651.00	-5,715.00	-5,715.00	0.00
40200 · Operating Interest	0.71			2.31		
40600 · Late Fees/Interest	35.00			70.00		
Total Operating Income	36,103.71	34,417.00	1,686.71	103,323.31	103,251.00	72.31
Total Income	36,103.71	34,417.00	1,686.71	103,323.31	103,251.00	72.31
Gross Profit	36,103.71	34,417.00	1,686.71	103,323.31	103,251.00	72.31
Expense						
Operating Expense						
Administrative Expenses						
50000 · Management Fees	2,720.00	2,720.00	0.00	8,160.00	8,160.00	0.00
50004 · Legal/Professional	0.00	315.00	-315.00	0.00	945.00	-945.00
50050 · Admin.	0.00	100.00	-100.00	159.52	300.00	-140.48
50210 · Insurance	5,315.78	5,719.33	-403.55	15,947.34	17,158.03	-1,210.69
Total Administrative Expenses	8,035.78	8,854.33	-818.55	24,266.86	26,563.03	-2,296.17
Building Maintenance						
50280 · Gen. Bldg. Maintenance	8,923.00	4,700.00	4,223.00	14,397.00	10,100.00	4,297.00
50281 · Painting	400.00	27,205.00	-26,805.00	400.00	89,615.00	-89,215.00
Total Building Maintenance	9,323.00	31,905.00	-22,582.00	14,797.00	99,715.00	-84,918.00
Grounds Maintenance						
50360 · Grounds & Parking Maintenan...	46.89	0.00	46.89	13,536.89	16,000.00	-2,463.11
50400 · Irrigation	0.00	0.00	0.00	0.00	3,000.00	-3,000.00
50430 · Landscaping	10,901.00	9,021.00	1,880.00	27,070.06	27,863.00	-792.94
50435 · Landscaping-Trees	0.00	0.00	0.00	200.00	2,000.00	-1,800.00
Total Grounds Maintenance	10,947.89	9,021.00	1,926.89	40,806.95	48,863.00	-8,056.05
Snow Removal Group						
50250 · Snow Removal- Shoveling	0.00	0.00	0.00	284.18	0.00	284.18
50270 · Snow Removal- Heavy Equipm...	55.23	0.00	55.23	55.23	0.00	55.23
Total Snow Removal Group	55.23	0.00	55.23	339.41	0.00	339.41
Utilities Expense						
50222 · Water	0.00			0.00		
50223 · Trash Removal	2,032.00	2,072.67	-40.67	6,096.00	6,217.97	-121.97
50224 · Electric- Utility	0.00	40.00	-40.00	73.50	120.00	-46.50
Total Utilities Expense	2,032.00	2,112.67	-80.67	6,169.50	6,337.97	-168.47
51000 · Miscellaneous Expense	0.00	500.00	-500.00	0.00	1,500.00	-1,500.00
Total Operating Expense	30,393.90	52,393.00	-21,999.10	86,379.72	182,979.00	-96,599.28
Total Expense	30,393.90	52,393.00	-21,999.10	86,379.72	182,979.00	-96,599.28
Net Ordinary Income	5,709.81	-17,976.00	23,685.81	16,943.59	-79,728.00	96,671.59
Other Income/Expense						
Other Income						
Reserve Income						
45030 · Reserve Dues	20,193.00	20,193.00	0.00	60,579.00	60,579.00	0.00
45050 · Reserve Interest Income	2.93			8.10		
45060 · Working Capital Contributions						
45065 · Working Cap. Neighborhood	1,335.00			6,675.00		
Total 45060 · Working Capital Contributions	1,335.00			6,675.00		

Angler Mountain Ranch
Profit & Loss Budget Performance
September 2020

	Sep 20	Budget	$ Over B...	Jul - Sep ...	YTD Bud...	$ Over B...
Total Reserve Income	21,530.93	20,193.00	1,337.93	67,262.10	60,579.00	6,683.10
Total Other Income	21,530.93	20,193.00	1,337.93	67,262.10	60,579.00	6,683.10
Net Other Income	21,530.93	20,193.00	1,337.93	67,262.10	60,579.00	6,683.10
Net Income	**27,240.74**	**2,217.00**	**25,023.74**	**84,205.69**	**-19,149.00**	**103,354.69**

Angler Mountain Ranch
Profit & Loss Budget Performance
September 2020

	Annual B...
Ordinary Income/Expense	
Income	
Operating Income	
40000 · Dues	678,180.00
40050 · Neighborhood Reserve Dues	-242,316.00
40061 · Commons Operating Dues	-22,860.00
40200 · Operating Interest	
40600 · Late Fees/Interest	
Total Operating Income	413,004.00
Total Income	413,004.00
Gross Profit	413,004.00
Expense	
Operating Expense	
Administrative Expenses	
50000 · Management Fees	32,640.00
50004 · Legal/Professional	3,780.00
50050 · Admin.	1,200.00
50210 · Insurance	68,632.00
Total Administrative Expenses	106,252.00
Building Maintenance	
50280 · Gen. Bldg. Maintenance	20,400.00
50281 · Painting	125,719.00
Total Building Maintenance	146,119.00
Grounds Maintenance	
50360 · Grounds & Parking Maintenan...	16,000.00
50400 · Irrigation	9,400.00
50430 · Landscaping	48,460.00
50435 · Landscaping-Trees	2,000.00
Total Grounds Maintenance	75,860.00
Snow Removal Group	
50250 · Snow Removal- Shoveling	15,000.00
50270 · Snow Removal- Heavy Equipm...	46,260.00
Total Snow Removal Group	61,260.00
Utilities Expense	
50222 · Water	0.00
50223 · Trash Removal	24,872.00
50224 · Electric- Utility	480.00
Total Utilities Expense	25,352.00
51000 · Miscellaneous Expense	6,000.00
Total Operating Expense	420,843.00
Total Expense	420,843.00
Net Ordinary Income	-7,839.00
Other Income/Expense	
Other Income	
Reserve Income	
45030 · Reserve Dues	242,316.00
45050 · Reserve Interest Income	
45060 · Working Capital Contributions	
45065 · Working Cap. Neighborhood	
Total 45060 · Working Capital Contributions	

Angler Mountain Ranch
Profit & Loss Budget Performance
September 2020

	Annual B...
Total Reserve Income	242,316.00
Total Other Income	242,316.00
Net Other Income	242,316.00
Net Income	**234,477.00**