

#23 Chi Condo Association
P.O. Box 3095
Winter Park CO 80482

AS OF 07/31/09

DOLLARS

ASSETS

CURRENT ASSETS

105	Cash In Bank	5531.30
115	Money Market Deposits	47392.78
129	Accounts Receivable-Owners	6013.89

ASSETS	TOTAL	58937.97
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LIABILITIES

ACCOUNTS PAYABLE

207	Accounts Payable	945.21

LIABILITIES	TOTAL	945.21

FUND BALANCE

FUND BALANCE

280	Current Over(Under) Assessment	2273.38
310	Maintenance Fund Balance	56801.29
315	Insurance Fund Balance	-1081.91

FUND BALANCE	TOTAL	57992.76

TOTAL LIABILITIES AND EQUITY		58937.97
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IN DOLLARS		ACTUAL 06/01/09 TO 07/31/09	BUDGET 06/01/09 TO 07/31/09	VARIANCES DOLLARS PERCENT	
INCOME					
RECEIPTS					
400 Association Dues		8029.12	8036.18	-7.06	-0.09
470 Interest Income		64.36	0.00	64.36	**,**
485 Finance Charges		14.05	0.00	14.05	**,**
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INCOME	TOTAL	8107.53	8036.18	71.35	0.89
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GROSS PROFIT (LOSS)		8107.53	8036.18	71.35	0.89
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EXPENSES					
DISBURSEMENTS					
505 Rec-Road Maintenance & Trash		1008.00	1008.00	0.00	0.00
510 Water and Sewer		678.05	734.58	-56.53	-7.70
515 Business Management Fees		564.00	564.00	0.00	0.00
520 Association Maintenance Fees		745.94	693.00	52.94	7.64
525 Recreation Fees		1115.76	1115.76	0.00	0.00
530 Electricity		250.16	282.00	-31.84	-11.29
535 Gas and Heat		712.87	2039.38	-1326.51	-65.04
565 Cable Service		668.74	682.72	-13.98	-2.05
575 Extraordinary Maintenance		570.63	833.34	-262.71	-31.52
590 Other Expense		-480.00	83.34	-563.34	-675.95
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EXPENSES	TOTAL	5834.15	8036.12	-2201.97	-27.40
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NET PROFIT (LOSS)		2273.38	0.06	2273.32	**,**
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