

**CHATEAU CHAPARRAL OWNER'S ASSOC.**

03/19/24

**Balance Sheet**

As of December 31, 2023

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
CASH IN BANK-CPB-CHECKING	53,096.87	33,326.85
CASH IN BANK-CPB-MONEY MARKET	86,925.91	86,370.23
CCOA CONSTRUCTION ACCT	74,889.16	58,649.63
ASSET REPLACEMENT RESERVE	43,330.00	38,997.00
DEBT SERVICE RESERVE	77,920.50	69,996.50
CONTINGENCY FUNDS ESCROW	62,997.80	49,760.00
SOCIAL / KITCHEN ACCOUNT	2,462.32	2,651.34
<b>Total Checking/Savings</b>	<u>401,622.56</u>	<u>339,751.55</u>
<b>Other Current Assets</b>		
RECEIVABLE - DIETRICH	47.37	0.00
<b>Total Other Current Assets</b>	<u>47.37</u>	<u>0.00</u>
<b>Total Current Assets</b>	<u>401,669.93</u>	<u>339,751.55</u>
<b>Fixed Assets</b>		
APPLIANCES	8,362.60	5,014.98
BATHROOM CAPITAL IMPROVEMENT	2,860.72	2,860.72
EQUIPMENT	102,252.96	97,262.84
<b>IMPROVEMENTS</b>		
BATHHOUSE	8,103.00	8,103.00
IMPROVEMENTS - Other	19,158.36	19,158.36
<b>Total IMPROVEMENTS</b>	<u>27,261.36</u>	<u>27,261.36</u>
LAND	21,000.00	21,000.00
LODGE BUILDING	135,366.69	135,366.69
ROAD GRADER/OVERHAUL TRACTOR	2,009.03	2,009.03
ROAD IMPROVEMENTS	6,005.00	6,005.00
SEWER/WATER /ELECTRIC PROJECTS	3,395,978.20	3,395,978.20
SHOP SHED	4,922.71	4,922.71
UTILITY BUILDING	14,911.60	14,911.60
VEHICLE	2,000.00	2,000.00
ACCUMULATED DEPRECIATION	-859,236.73	-769,751.73
<b>Total Fixed Assets</b>	<u>2,863,694.14</u>	<u>2,944,841.40</u>
<b>TOTAL ASSETS</b>	<u><u>3,265,364.07</u></u>	<u><u>3,284,592.95</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
FAMLI PAYABLE	126.48	0.00
DEPOSITS - OWNERS	15,435.65	23,252.12
FEDERAL WITHHOLDING	696.00	276.00
FUTA	211.99	220.79
MEDICARE WITHHOLDING	307.26	222.74
SOCIAL SECURITY WITHHOLDING	1,313.88	952.46
STATE WITHHOLDING	964.00	763.00

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03/19/24

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As of December 31, 2023

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	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>
SUTA	56.88	193.67
CONTRACT LIAB- DEFFERRED SEWER	1,106,655.50	1,106,655.50
<b>Total Other Current Liabilities</b>	<u>1,125,767.64</u>	<u>1,132,536.28</u>
<b>Total Current Liabilities</b>	1,125,767.64	1,132,536.28
<b>Long Term Liabilities</b>		
US RURAL UTILITY SERV. LOAN #1	1,541,052.43	1,580,775.05
<b>Total Long Term Liabilities</b>	<u>1,541,052.43</u>	<u>1,580,775.05</u>
<b>Total Liabilities</b>	2,666,820.07	2,713,311.33
<b>Equity</b>		
UNRESTRICTED	571,281.62	580,964.45
Net Income	27,262.38	-9,682.83
<b>Total Equity</b>	<u>598,544.00</u>	<u>571,281.62</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,265,364.07</u></u>	<u><u>3,284,592.95</u></u>