Edelweiss Maintenance Commission
Balance Sheet
As of December 31, 2024

		Dec 31, 24
ASSETS		
Current Assets		
Checking/Savings		
SA Waterline Fund 4888		160,153.86
Common Reserve Fund 4853		58,857.62
Road Reserve Fund 4764		78,657.67
Legal Reserve Fund 4756		21,392.84
Water Reserve Fund 4748		26,397.39
Capital Reserve Acct 4861		469,016.26
Glaicier Shadow Savings 4731		215,123.12
Drainfld Res-Glacier Svgs 9526		5,015.37
Farmers Main Checking 49346		38,526.89
Total Checking/Savings		1,073,141.02
Accounts Receivable		
Accounts Receivable		-3,414.91
Total Accounts Receivable		-3,414.91
Total Current Assets		1,069,726.11
Fixed Assets		
Real Estate		300.00
Equipment & Vehicles		
John Deer Tractor & Loader	95,404.53	
Equipment & Vehicles - Other	67,565.52	
Total Equipment & Vehicles		162,970.05
Accumulated Depreciation		-67,565.52
Total Fixed Assets		95,704.53
TOTAL ASSETS		**1,165,430.64**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Payroll Liabilities		
Employment Security tax	197.05	
Form 940 tax	126.00	
Form 941 tax	1,864.32	
Labor & Industries tax	530.73	
Payroll Liabilities - Other	122.53	
Total Payroll Liabilities		2,840.63
Sales Tax Payable		470.00
Total Other Current Liabilities		3,310.63
Total Current Liabilities		3,310.63
Long Term Liabilities		
JD Financial Loan		95,404.53
Total Long Term Liabilities		95,404.53
Total Liabilities		98,715.16
Equity		
Restricted Funds - Drainfield		209,115.26
Retained Earnings		742,286.17
Net Income		115,314.05
Total Equity		1,066,715.48
TOTAL LIABILITIES & EQUITY		**1,165,430.64**

Edelweiss Maintenance Commission
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues and Maint Fees			
Annual Dues	151,688.00	155,451.60	-3,763.60
Water Use Fees	88,617.00	95,502.02	-6,885.02
Campground Annual Dues	7,375.00	7,370.50	4.50
Garbage	41,880.00	40,109.58	1,770.42
Snowplowing	35,175.00	48,000.00	-12,825.00
Total Annual Dues and Maint Fees	324,735.00	346,433.70	-21,698.70
Building Fees			
K-2 Arch Review Fee	2,440.00	0.00	2,440.00
K-4 Water System Hook-up Fee	1,416.64	0.00	1,416.64
K-9 Road Impact	10,879.50	0.00	10,879.50
Total Building Fees	14,736.14	0.00	14,736.14
Interest			
K-1 SA Waterline Fund	1,345.24		
K-1 Common Reserve Fund	176.93		
K-1 Road Reserve Fund	240.09		
K-1 Legal Reserve Fund	40.83		
K-1 Water Reserve Fund	1.00		
K-1 Capital Reserve Fund	3,744.29		
K-1 Restricted Savings	7,487.63		
K-1 Clacier Drainfield	196.42	0.00	196.42
K-1 Water Reserve	73.58	0.00	73.58
K-1 Common Reserve	9.56	0.00	9.56
K-1 Drainfield	22.99	0.00	22.99
K-1 Legal Fund	2.45	0.00	2.45
K-1 S.A. Cap Reserve	93.73	0.00	93.73
K-1 Road Reserve	13.41	0.00	13.41
Total Interest	13,448.15	0.00	13,448.15
Other Fees			
K-6 Cluster Mailbox Units	0.00	0.00	0.00
K-3 Meter and Vaults Income	1,944.23	0.00	1,944.23
K-10 Facility Keys	1,155.00	0.00	1,155.00
K-8 Property Transfer Fee	2,550.00	0.00	2,550.00
K-7 Bounced Check Fee	-2.00	0.00	-2.00
Collection Fees A/R	2,300.00	0.00	2,300.00
Late Fees	2,336.73		
Total Other Fees	10,283.96	0.00	10,283.96
Total Income	363,203.25	346,433.70	16,769.55
Expense			
Water System Operation Expense			
J-3 Water Meters & Vaults	1,532.49	500.00	1,032.49
J-2 General Repair & Maint	8,480.34	12,000.00	-3,519.66
J-1 Certification	1,532.30	1,100.00	432.30
J-4 Water Tests	1,693.00	1,700.00	-7.00
Water System Operation Expense - Other	0.00	0.00	0.00
Total Water System Operation Expense	13,238.13	15,300.00	-2,061.87
Admin & Office Expenses			
Bank Service Charges	22.00	70.00	-48.00
A-12 Reserve Study Code	5,800.00	1,900.00	3,900.00
A-5 Education	107.61	1,000.00	-892.39
A-2 Annual Meeting Expense	1,039.81	1,300.00	-260.19
A-11 Mileage	2,029.48	3,000.00	-970.52
A-1 Accounting	11,038.17	9,900.00	1,138.17
A-3 Bank Fees	2.00		

Edelweiss Maintenance Commission
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	$ Over Budget
A-4 Collection Fees	730.98	100.00	630.98
A-6 Legal Services	2,187.50	3,500.00	-1,312.50
A-7 Office Supplies	382.89	1,500.00	-1,117.11
A-8 Postage	176.80	475.00	-298.20
A-9 Security - Keys & Locks	1,222.66	200.00	1,022.66
A-10 Website/Internet	934.92	600.00	334.92
Total Admin & Office Expenses	25,674.82	23,545.00	2,129.82
Campground Expense			
B-3 Campground Electric Util	3,363.34	3,300.00	63.34
B-1 Campground Cleaning	766.04	1,200.00	-433.96
B-2 Campground Complex R & M	859.52	675.00	184.52
Total Campground Expense	4,988.90	5,175.00	-186.10
Community Programs			
C-1 Fire-Wise Program	10,556.55	10,000.00	556.55
C-2 Trail Develope/Maintenance	125.87	250.00	-124.13
Total Community Programs	10,682.42	10,250.00	432.42
General Maintenance Expense			
D-2 Fence Repair	1,581.01	3,000.00	-1,418.99
D-4 Summer Fuel	472.25	900.00	-427.75
D-1 Equip/Vehicle, parts/repair	1,688.94	5,000.00	-3,311.06
D-3 Supplies, Shop, Tool, Equip	1,008.95	1,125.00	-116.05
D-6 Weed Control	237.22	600.00	-362.78
Total General Maintenance Expense	4,988.37	10,625.00	-5,636.63
Payroll Expenses			
E-7 Consulting	350.00	5,000.00	-4,650.00
E-6 Hourly Wages Maintenance	3,250.00		
E-1 Direct Deposit Fee	0.00	25.00	-25.00
E-3 Payroll Taxes	9,695.67	9,200.00	495.67
E- 4 Salary Administration Mgr	46,865.04	46,865.00	0.04
E-5 Salary Operations Mgr	46,114.98	53,865.00	-7,750.02
Payroll Expenses - Other	2,495.82		
Total Payroll Expenses	108,771.51	114,955.00	-6,183.49
Pool Facility Expenses			
F-2 Permits	0.00	320.00	-320.00
F-3 Pool Cleaning	2,400.00	3,000.00	-600.00
F-1 Electricity	1,895.20	2,400.00	-504.80
F-4 Repair/Maint/Chemicals	2,552.01	2,200.00	352.01
Total Pool Facility Expenses	6,847.21	7,920.00	-1,072.79
Road System Expenses			
G-6 Grading & Lignin	37,194.71	31,000.00	6,194.71
G-5 Drainage Improvements	27,388.43	10,000.00	17,388.43
G-1 Supplies	359.00	3,200.00	-2,841.00
G-4 Fuel	939.30	650.00	289.30
G-2 Repairs & Maint-outsd vendr	3,217.92	15,000.00	-11,782.08
G-3 Snow Removal & Sanding	58,353.80	48,000.00	10,353.80
Total Road System Expenses	127,453.16	107,850.00	19,603.16
Taxes, Insurance, Permits			
H-5 WA State Taxes - Use	8.40	3,070.00	-3,061.60
H-4 Taxes/Insur/Permits - Other	2,378.48	0.00	2,378.48
H-1 Commercial Umbrella	9,282.94	6,000.00	3,282.94
H-2 Licenses & Permits	611.25	250.00	361.25
H-3 Property Taxes	2,011.18	2,500.00	-488.82
Total Taxes, Insurance, Permits	14,292.25	11,820.00	2,472.25

Edelweiss Maintenance Commission
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	$ Over Budget
Utilities			
I-2 Garbage Pickup	18,506.40	19,000.00	-493.60
I-3 Recycling	5,362.50	6,500.00	-1,137.50
I-4 Refuse-General Dump Trips	0.00	100.00	-100.00
I-1 Electricity	7,799.52	8,500.00	-700.48
I-5 Telephone	2,711.28	2,600.00	111.28
Total Utilities	34,379.70	36,700.00	-2,320.30
Total Expense	351,316.47	344,140.00	7,176.47
Net Ordinary Income	11,886.78	2,293.70	9,593.08
Other Income/Expense			
Other Income			
C-3 DNR Firewise Reimbursement	4,000.00		
K-7 Shaded Fuel Break Income			
K-13 Shaded Fuel Break Add'l	0.00	0.00	0.00
K-7 Shaded Fuel Break Income - Other	0.00	0.00	0.00
Total K-7 Shaded Fuel Break Income	0.00	0.00	0.00
General Maintenance Income K-7	1,113.05	0.00	1,113.05
S.A Capital Reserve Fund	0.00	0.00	0.00
Special Assess - Water System	189,046.00	0.00	189,046.00
Total Other Income	194,159.05	0.00	194,159.05
Other Expense			
H-6 Federal Taxes	681.00		
M-3 Hazard Tree Removal	0.00	0.00	0.00
M-4 Shaded Fuel Break Expense	30,147.40	0.00	30,147.40
M-2 Capital Reserve Disbursmnt	21,404.69		
Major Water System			
M-1 Line Upgrades	32,043.39	0.00	32,043.39
Major Water System - Other	0.00	0.00	0.00
Total Major Water System	32,043.39	0.00	32,043.39
Total Other Expense	84,276.48	0.00	84,276.48
Net Other Income	109,882.57	0.00	109,882.57
Net Income	**121,769.35**	**2,293.70**	**119,475.65**