

The Chambertin Townhouse HOA
Balance Sheet
December 31, 2013

	Operating Fund	Reserve Fund	Total
ASSETS			
<u>Cash & Investments</u>			
Operating Account-First Bank	\$ 11,182.74	0.00	11,182.74
Money Market-First Bank	0.00	69,860.22	69,860.22
Liquid Asset-First Bank	0.00	27,433.92	27,433.92
Restoration Fund	841.01	0.00	841.01
Total Cash & Investments	12,023.75	97,294.14	109,317.89
<u>Other Current Assets</u>			
Accounts Receivable	7,955.63	0.00	7,955.63
Prepaid Insurance	10,061.33	0.00	10,061.33
Refundable Deposits	2,268.01	0.00	2,268.01
Due (to) from Other Funds	284.92	(284.92)	0.00
Total Other Current Assets	20,569.89	(284.92)	20,284.97
Total Assets	\$ 32,593.64	97,009.22	129,602.86
LIABILITIES AND EQUITY			
<u>Current Liabilities</u>			
Accounts Payable	\$ 16,348.70	0.00	16,348.70
Other Payables	600.00	0.00	600.00
Prepaid Assessments	1,140.00	0.00	1,140.00
Insurance Proceeds Payable	(10,729.49)	0.00	(10,729.49)
Total Current Liabilities	7,359.21	0.00	7,359.21
<u>Equity</u>			
Working Capital Deposits	2,028.00	0.00	2,028.00
Beginning Fund Balance	28,212.35	97,200.31	125,412.66
Surplus Allocation	0.00	0.00	0.00
Reserve Funding	0.00	73,750.08	73,750.08
Net Excess (Deficiency)	(5,005.92)	(73,941.17)	(78,947.09)
Total Equity	25,234.43	97,009.22	122,243.65
Total Liabilities & Equity	\$ 32,593.64	97,009.22	129,602.86

The Chambertin Townhouse HOA
Income Statement
For the Twelve Months Ending December 31, 2013

	YTD Op.Fund	YTD Res.Fund	YTD Total	YTD Budget	Variance in \$	Variance in %	Annual Budget
Revenues							
Common Assessments	68,330.32	13,750.08	82,080.40	82,080.00	0.40	0.00	82,080.00
Special Assessment	0.00	60,000.00	60,000.00	0.00	60,000.00	0.00	0.00
Interest Income	0.00	93.83	93.83	0.00	93.83	0.00	0.00
Fines & Penalties Income	1,872.42	0.00	1,872.42	0.00	1,872.42	0.00	0.00
Total Revenues	70,202.74	73,843.91	144,046.65	82,080.00	61,966.65	75.50	82,080.00
Expenses							
Landscape Maint - Grounds	0.00	0.00	0.00	1,300.00	(1,300.00)	(100.00)	1,300.00
Landscape Maint - Irrigation	251.65	0.00	251.65	0.00	251.65	0.00	0.00
Landscape Maint. - Mowing	400.00	0.00	400.00	0.00	400.00	0.00	0.00
Snow Removal - Plowing	1,500.00	0.00	1,500.00	2,500.00	(1,000.00)	(40.00)	2,500.00
Snow Removal - Loader	0.00	0.00	0.00	600.00	(600.00)	(100.00)	600.00
Trash Removal	3,811.52	0.00	3,811.52	3,000.00	811.52	27.05	3,000.00
Electric	2,393.34	0.00	2,393.34	2,500.00	(106.66)	(4.27)	2,500.00
Water & Sewer	10,847.22	0.00	10,847.22	10,900.00	(52.78)	(0.48)	10,900.00
Repair & Maint. - Roof	1,020.00	0.00	1,020.00	2,375.00	(1,355.00)	(57.05)	2,375.00
Repair & Maint. - Plumbing	0.00	0.00	0.00	2,375.00	(2,375.00)	(100.00)	2,375.00
Repair & Maint. - General	6,831.38	0.00	6,831.38	3,100.00	3,731.38	120.37	3,100.00
Repair & Maint. - Alarm Syst	447.65	0.00	447.65	0.00	447.65	0.00	0.00
Management	6,590.00	0.00	6,590.00	6,600.00	(10.00)	(0.15)	6,600.00
Legal & Professional Fees	550.00	0.00	550.00	450.00	100.00	22.22	450.00
Insurance	39,796.43	0.00	39,796.43	32,180.00	7,616.43	23.67	32,180.00
Bank Fees	12.00	0.00	12.00	0.00	12.00	0.00	0.00
Tax Return Prep & Audit	250.00	0.00	250.00	0.00	250.00	0.00	0.00
Miscellaneous Admin. Expen	507.47	0.00	507.47	450.00	57.47	12.77	450.00
Reserve Funding	0.00	73,750.08	73,750.08	13,750.00	60,000.08	436.36	13,750.00
Reserve Expenditures	0.00	74,035.00	74,035.00	0.00	74,035.00	0.00	0.00
Total Expenses	75,208.66	147,785.08	222,993.74	82,080.00	140,913.74	171.68	82,080.00
Net Excess (Deficit)	(5,005.92)	(73,941.17)	(78,947.09)	0.00	(78,947.09)	0.00	0.00