

**The Chambertin Townhouse HOA**

**Balance Sheet**

**December 31, 2014**

		Operating Balance	Reserve Fund Balance	Total Balance
<b>Assets:</b>				
	Cash in Banks	\$ 19,252.83	\$ 26,578.32	\$ 45,831.15
	Restoration Fund	821.01	-	821.01
	Accounts Receivable	5,618.40	-	5,618.40
	Prepaid Insurance	4,616.60	-	4,616.60
<b>Total Assets</b>		<u>\$ 30,308.84</u>	<u>\$ 26,578.32</u>	<u>\$ 56,887.16</u>
<b>Liabilities and Fund Equity:</b>				
<b>Liabilities:</b>				
	Accounts Payable	\$ 4,268.17	\$ -	\$ 4,268.17
	Other Payables	600.00	-	600.00
	Insurance Proceeds Payable	563.01	-	563.01
<b>Total Liabilities</b>		<u>5,431.18</u>	<u>-</u>	<u>5,431.18</u>
<b>Fund Equity:</b>				
	Operating Fund Balance	\$ 20,975.69	\$ -	\$ 20,975.69
	Reserve Fund Balance		79,907.22	79,907.22
	Working Capital Deposits	2,028.00		2,028.00
<b>Total Fund Balance</b>		<u>23,003.69</u>	<u>79,907.22</u>	<u>102,910.91</u>
<b>Fund Net Income:</b>				
	Current Year-to-Date Income	\$ 67,782.89	\$ 80,050.69	\$ 147,833.58
	Current Year-to-Date Expenses	65,908.92	133,379.59	199,288.51
<b>Net Current Year Income</b>		<u>1,873.97</u>	<u>(53,328.90)</u>	<u>(51,454.93)</u>
<b>Total Fund Equity</b>		<u>24,877.66</u>	<u>26,578.32</u>	<u>51,455.98</u>
<b>Total Liabilities &amp; Fund Equity</b>		<u>\$ 30,308.84</u>	<u>\$ 26,578.32</u>	<u>\$ 56,887.16</u>

**The Chambertin Townhouse HOA**  
**Profit & Loss Budget vs. Actual**  
 January through December 2014

					Jan - Dec 14 Actuals	2014 Budget	Over/(Under) Budget	% of Annual Budget	
	Operating Fund:								
		Income							
		Common Assessments - Operating			66,400.00	66,400.00	0.00	100.0%	
		Late Fee/Interest			1,382.89	0.00	1,382.89	100.0%	
		Total Operating Fund Income			67,782.89	66,400.00	1,382.89	102.08%	
		Expense							
		Accounting			1,440.00	1,440.00	0.00	100.0%	
		Alarm System Expense			1,795.69	2,540.00	-744.31	70.7%	
		Bank Fees			106.00	24.00	82.00	441.67%	
		Insurance			26,846.27	27,000.00	-153.73	99.43%	
		Landscape							
		Landscape Maint - Grounds			1,418.50	1,300.00	118.50	109.12%	
		Landscape Maint - Irrigation			0.00	250.00	-250.00	0.0%	
		Total Landscape			1,418.50	1,550.00	-131.50	91.52%	
		Legal & Professional Fees			0.00	450.00	-450.00	0.0%	
		Management			5,400.00	5,400.00	0.00	100.0%	
		Miscellaneous Admin Expense			742.30	500.00	242.30	148.46%	
		Repair & Maint - General			3,987.43	2,375.00	1,612.43	167.89%	
		Repair & Maint - Plumbing			4,032.18	2,251.00	1,781.18	179.13%	
		Repairs & Maint - Roof			250.00	2,375.00	-2,125.00	10.53%	
		Snow Removal							
		Snow Removal - Loader			450.00	600.00	-150.00	75.0%	
		Snow Removal - Plowing			2,000.00	2,000.00	0.00	100.0%	
		Total Snow Removal			2,450.00	2,600.00	-150.00	94.23%	
		Tax Return Prep			250.00	250.00	0.00	100.0%	
		Trash Removal			3,094.50	3,600.00	-505.50	85.96%	
		Utilities							
		Electric			3,643.52	2,600.00	1,043.52	140.14%	
		Water & Sewer			10,452.53	11,445.00	-992.47	91.33%	
		Total Utilities			14,096.05	14,045.00	51.05	100.36%	
		Total Expense			65,908.92	66,400.00	-491.08	99.26%	
	Net Operating Fund				1,873.97	0.00	1,873.97	100.0%	
	Reserve Fund:								
		Reserve Fund Income							
		Common Assessments - Reserve			20,000.00	20,000.00	0.00	100.0%	
		Interest Income - Reserve			50.69	0.00	50.69	100.0%	
		Special Assessment			60,000.00	60,000.00	0.00	100.0%	
		Total Reserve Fund Income			80,050.69	80,000.00	50.69	100.06%	

**The Chambertin Townhouse HOA**  
**Profit & Loss Budget vs. Actual**  
 January through December 2014

[illegible]