

**The Chambertin Townhouse HOA
Balance Sheets
As of December 31, 2018 and 2017**

	2018			2017		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
ASSETS						
Checking/Savings						
Firstbank Checking 0907	\$ 6,537	\$ -	\$ 6,537	\$ 2,488	\$ -	\$ 2,488
CT Alpine Checking 6371	41,237		41,237	92,882		92,882
CT Alpine Reserve 8782		118,241	118,241		18,780	18,780
Firstbank Liquid Asset 0765			-			-
Firstbank Money Market 8311			-			-
Restoration Fund 2023	-		-	-		-
Total Checking/Savings	47,774	118,241	166,015	95,370	18,780	114,150
Accounts Receivable	5,457		5,457	15,847		15,847
Other Receivables	17,990		17,990			
Prepaid Expenses	271		271	528		528
Due from other Fund	-	73,629	73,629	-	99,417	99,417
Prepaid Insurance	4,246		4,246	2,657		2,657
TOTAL ASSETS	\$ 75,738	\$ 191,870	\$ 267,608	\$ 114,401	\$ 118,197	\$ 232,597
LIABILITIES & FUND BALANCES						
Liabilities						
Accounts Payable	\$ 4,453		\$ 4,453	\$ 1,255		\$ 1,255
Prepaid Assessments	8,176		8,176	6,071		6,071
Due To Other Fund	73,629	-	73,629	99,417	-	99,417
Total Liabilities	86,258	-	86,258	106,743	-	106,743
Fund Balances						
			-			
Working Capital Deposits	2,028		2,028	2,028		2,028
Operating Fund	(12,548)		(12,548)	5,629		5,629
Reserve Fund		191,870	191,870		118,197	118,197
Total Fund Balances	(10,520)	191,870	181,350	7,657	118,197	125,854
TOTAL LIABILITIES & FUND BALANCES	\$ 75,738	\$ 191,870	\$ 267,608	\$ 114,400	\$ 118,197	\$ 232,597

No assurance is provided. The financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included.

**The Chambertin Townhouse HOA
Revenues and Expenses and Change in Fund Balances
Years ended December 2018 and 2017**

	2018			2017		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
Income						
Common Assessments	\$ 74,800	\$ -	\$ 74,800	\$ 74,800	\$ -	\$ 74,800
Reserve Assessments		20,000	20,000		20,000	20,000
Special Assessment		48,000	48,000		48,000	48,000
Late Fee/Interest	3,343		3,343	2,192		2,192
Interest Income		44	44		5	5
Total Income	78,143	68,044	146,187	76,992	68,005	144,997
Expense						
Accounting	1,440		1,440	1,440		1,440
Alarm System Expense	2,339		2,339	2,793		2,793
Bank Fees	40		40	54		54
Insurance	26,821		26,821	25,781		25,781
Landscape			-			-
Landscape Maint - Grounds	373		373	487		487
Landscape Maint - Irrigation	-		-	360		360
Total Landscape	373	-	373	847	-	847
Management	7,200		7,200	7,200		7,200
Miscellaneous Admin Expense	513		513	873		873
Repair & Maint - General	24,152		24,152	6,472		6,472
Repair & Maint - Plumbing	-		-	-		-
Repairs & Maint - Roof	235		235	-		-
Snow Removal			-			-
Snow Removal - Loader	-		-	615		615
Snow Removal - Plowing	1,560		1,560	2,000		2,000
Total Snow Removal	1,560	-	1,560	2,615	-	2,615
Tax Return Prep	500		500	450		450
Trash Removal	6,453		6,453	6,302		6,302
Utilities			-			-
Electric	3,375		3,375	2,321		2,321
Water & Sewer	15,691		15,691	14,216		14,216
Total Utilities	19,066	-	19,066	16,537	-	16,537
Total Expense	90,691	-	90,691	71,363	-	71,363
Net Ordinary Income	(12,548)	68,044	55,496	5,629	68,005	73,634
Reserve Expenses						
Mansard Roofs			-			-
Total Reserve Expense	-	-	-	-	-	-
Net Income	(12,548)	68,044	55,496	5,629	68,005	73,634
Beginning Fund Balance	5,629	118,197	123,826	4,625	45,567	50,192
Transfer of prior operating surplus to Reserve fund	(5,629)	5,629		(4,625)	4,625	
Ending Fund Balance	\$ (12,548)	\$ 191,870	\$ 179,322	\$ 5,629	\$ 118,197	\$ 123,826

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**The Chambertin Townhouse HOA
Change in Reserve Fund Balances
Years ended December 2018 and 2017**

	2018 Replacement Fund	2017 Replacement Fund
	<u> </u>	<u> </u>
Income		
Common Assessments	\$ -	\$ -
Reserve Assessments	20,000	20,000
Special Assessment	48,000	48,000
Late Fee/Interest		
Interest Income	44	5
Total Income	<u>68,044</u>	<u>68,005</u>
Reserve Expenses		
Mansard Roofs		
Retaining Wall	-	-
Total Reserve Expense	<u>-</u>	<u>-</u>
Net Income	<u>68,044</u>	<u>68,005</u>
Beginning Fund Balance	118,197	45,567
Transfer of prior operating surplus to Reserve fund	5,629	4,625
Ending Fund Balance	<u><u>191,870</u></u>	<u><u>118,197</u></u>

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