

**The Chambertin Townhouse HOA  
Balance Sheets  
As of December 31, 2019 and 2018**

	2019			2018		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
<b>ASSETS</b>						
Checking/Savings						
CT Alpine Checking 6371	\$ 66,899		\$ 66,899	\$ 48,261		\$ 48,261
CT Alpine Reserve 8782		192,023	192,023		118,241	118,241
Total Checking/Savings	66,899	192,023	258,923	48,261	118,241	166,502
Accounts Receivable	9,427		9,427	5,457		5,457
Other Receivables	2,244		2,244	17,990		17,990
Prepaid Expenses	271		271	271		271
Prepaid Insurance	1,846		1,846	4,246		4,246
Due from other Fund	-	55,939	55,939	-	59,869	59,869
<b>TOTAL ASSETS</b>	<b>\$ 80,688</b>	<b>\$ 247,962</b>	<b>\$ 328,650</b>	<b>\$ 76,225</b>	<b>\$ 178,110</b>	<b>\$ 254,335</b>
<b>LIABILITIES &amp; FUND BALANCES</b>						
<b>Liabilities</b>						
Accounts Payable	\$ 1,979		\$ 1,979	\$ 4,454		\$ 4,454
Prepaid Assessments	6,036		6,036	8,176		8,176
Due To Other Fund	55,939	-	55,939	59,869	-	59,869
<b>Total Liabilities</b>	<b>63,954</b>	<b>-</b>	<b>63,954</b>	<b>72,499</b>	<b>-</b>	<b>72,499</b>
<b>Fund Balances</b>						
Working Capital Deposits	2,028		2,028	2,028		2,028
Operating Fund	14,706		14,706	1,698		1,698
Reserve Fund		247,962	247,962		178,110	178,110
<b>Total Fund Balances</b>	<b>16,734</b>	<b>247,962</b>	<b>264,696</b>	<b>3,726</b>	<b>178,110</b>	<b>181,837</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 80,688</b>	<b>\$ 247,962</b>	<b>\$ 328,650</b>	<b>\$ 76,225</b>	<b>\$ 178,110</b>	<b>\$ 254,335</b>

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**The Chambertin Townhouse HOA**  
**Revenues and Expenses and Change in Fund Balances**  
**Years ended December 2019 and 2018**

	2019			2018		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
<b>Income</b>						
Common Assessments	\$ 75,520	\$ -	\$ 75,520	\$ 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	3,321		3,321	3,343		3,343
Interest Income		154	154		44	44
<b>Total Income</b>	<b>78,841</b>	<b>68,154</b>	<b>146,994</b>	<b>78,143</b>	<b>68,044</b>	<b>146,187</b>
<b>Expense</b>						
Accounting	1,320		1,320	1,440		1,440
Alarm System Expense	1,327		1,327	2,339		2,339
Bank Fees	30		30	40		40
Insurance	18,284		18,284	26,821		26,821
Landscape			-			-
Landscape Maint - Grounds	4,668		4,668	(114)		(114)
Landscape Maint - Irrigation	-		-	-		-
Total Landscape	4,668	-	4,668	(114)	-	(114)
Management	6,600		6,600	7,200		7,200
Miscellaneous Admin Expense	516		516	513		513
Repair & Maint - General	3,731		3,731	10,392		10,392
Repairs & Maint - Roof	1,740		1,740	235		235
Snow Removal	1,612		1,612	1,560		1,560
Tax Return Prep	500		500	500		500
Trash Removal	6,893		6,893	6,453		6,453
Utilities			-			-
Electric	3,855		3,855	3,375		3,375
Water & Sewer	13,059		13,059	15,691		15,691
Total Utilities	16,914	-	16,914	19,066	-	19,066
<b>Total Expense</b>	<b>64,135</b>	<b>-</b>	<b>64,135</b>	<b>76,444</b>	<b>-</b>	<b>76,444</b>
<b>Net Ordinary Income</b>	<b>14,706</b>	<b>68,154</b>	<b>82,860</b>	<b>1,698</b>	<b>68,044</b>	<b>69,743</b>
<b>Reserve Expenses</b>						
Capital Res Exp - Mudslide		-	-		13,760	13,760
<b>Total Reserve Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,760</b>	<b>13,760</b>
<b>Net Income</b>	<b>14,706</b>	<b>68,154</b>	<b>82,860</b>	<b>1,698</b>	<b>54,284</b>	<b>55,983</b>
<b>Beginning Fund Balance</b>	<b>1,698</b>	<b>178,110</b>	<b>179,809</b>	<b>5,629</b>	<b>118,197</b>	<b>123,826</b>
<b>Transfer of prior operating surplus to Reserve fund</b>	<b>(1,698)</b>	<b>1,698</b>		<b>(5,629)</b>	<b>5,629</b>	
<b>Ending Fund Balance</b>	<b>\$ 14,706</b>	<b>\$ 247,962</b>	<b>\$ 262,668</b>	<b>\$ 1,698</b>	<b>\$ 178,110</b>	<b>\$ 179,809</b>

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**The Chambertin Townhouse HOA  
Change in Reserve Fund Balances  
Years ended December 2019 and 2018**

	2019 Replacement Fund	2018 Replacement Fund
<b>Income</b>		
Reserve Assessments	\$ 20,000	\$ 20,000
Special Assessment	48,000	48,000
Interest Income	154	44
<b>Total Income</b>	<u>68,154</u>	<u>68,044</u>
<b>Reserve Expenses</b>		
Mudslide		13,760
<b>Total Reserve Expense</b>	<u>-</u>	<u>13,760</u>
<b>Net Income</b>	<u>68,154</u>	<u>54,284</u>
<b>Beginning Fund Balance</b>	178,110	118,197
Transfer of prior operating surplus to Reserve fund	1,698	5,629
<b>Ending Fund Balance</b>	<u><u>\$ 247,962</u></u>	<u><u>\$ 178,110</u></u>

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**The Chambertin Townhouse HOA**  
**Profit & Loss Budget vs. Actual**  
**Year ended December 31, 2019**

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Late Fee/Interest	\$ 3,321			
Operating Assessments	75,520	75,520	(0)	100.0%
<b>Total Income</b>	<u>78,841</u>	<u>75,520</u>	<u>3,321</u>	<u>104.4%</u>
<b>Gross Profit</b>	<u>78,841</u>	<u>75,520</u>	<u>3,321</u>	<u>104.4%</u>
<b>Expense</b>				
Accounting	1,320	1,440	(120)	91.67%
Alarm System Expense	1,327	2,700	(1,373)	49.15%
Bank Fees	30	40	(10)	75.0%
Insurance	18,284	27,000	(8,716)	67.72%
Landscape Maint - Grounds	4,668	400	4,268	1,166.9%
Landscape Maint - Irrigation	-	350	(350)	0.0%
Legal & Professional Fees	-	-	-	0.0%
Management	6,600	7,200	(600)	91.67%
Miscellaneous Admin Expense	516	530	(14)	97.4%
Repair & Maint - General	3,731	6,000	(2,269)	62.18%
Repairs & Maint - Roof	1,740	2,500	(760)	69.6%
Snow Removal - Non Contract	12	1,000	(988)	1.2%
Snow Removal - Plowing	1,600	2,160	(560)	74.07%
Tax Return Prep	500	500	-	100.0%
Trash Removal	6,893	6,500	393	106.05%
Utilities-Electric	3,855	3,200	655	120.46%
Utilities-Water & Sewer	13,059	14,000	(941)	93.28%
<b>Total Expense</b>	<u>64,135</u>	<u>75,520</u>	<u>(11,385)</u>	<u>84.92%</u>
<b>Net Ordinary Income</b>	<u>14,706</u>	<u>-</u>	<u>14,706</u>	<u>100.0%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income - Reserve	154	-	154	100.0%
Reserve Assessments	20,000	20,000	0	100.0%
Special Assessment	48,000	48,000	-	100.0%
<b>Total Other Income</b>	<u>68,154</u>	<u>68,000</u>	<u>154</u>	<u>100.23%</u>
<b>Total Other Income</b>	<u>68,154</u>	<u>68,000</u>	<u>154</u>	<u>100.23%</u>
<b>Net Income</b>	<u><u>\$ 82,860</u></u>	<u><u>\$ 68,000</u></u>	<u><u>\$ 14,860</u></u>	<u><u>121.85%</u></u>

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