

Coal Creek Village North Paired and Patio Villa Homes
Cash Flow Statement
4/1/2018 - 4/30/2018

Total Cash on Hand 4/1/2018: \$300,187.39

Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1060 - Checking - Union Bank	\$51,094.52	\$16,247.40	\$35,125.78	\$32,216.14	(\$18,878.38)
1200 - Working Capital - Union Bank	\$25,497.32	\$3.22	\$0.00	\$25,500.54	\$3.22
1300 - Money Market - Union Bank	\$223,595.55	\$37.98	\$0.00	\$223,633.53	\$37.98

Total Net Change 4/1/2018 - 4/30/2018: (\$18,837.18)

Total Cash on Hand 4/30/2018: \$281,350.21

Coal Creek Village North Paired and Patio Villa Homes
Balance Sheet - Operating / Reserves Breakout
Period Through: 4/30/2018

Assets	
Cash & Investments - Operating Fund	
1060 - Checking - Union Bank	\$32,216.14
1200 - Working Capital - Union Bank	\$25,500.54
Cash & Investments - Operating Fund Total	\$57,716.68
Cash & Investments - Reserve Fund	
1300 - Money Market - Union Bank	\$223,633.53
Cash & Investments - Reserve Fund Total	\$223,633.53
Accounts Receivable	
1400 - Accts. Rec. - Accounts Receivable	\$223.00
1501 - Accts. Rec. - Other	\$25,000.00
Accounts Receivable Total	\$25,223.00
Current Assets - Operating Fund	
1570 - Due From Reserve	\$51,005.00
1720 - Prepaid Insurance	\$14,829.80
Current Assets - Operating Fund Total	\$65,834.80
Assets Total	\$372,408.01
Liabilities and Equity	
Current Liabilities - Operating Fund	
2200 - Prepaid Assessments	\$6,250.81
Current Liabilities - Operating Fund Total	\$6,250.81
Current Liabilities - Reserve Fund	
2670 - Due to Operating	\$51,005.00
Current Liabilities - Reserve Fund Total	\$51,005.00
Owners' Equity	
3000 - Initial Contribution	\$27,520.00
Owners' Equity Total	\$27,520.00
Operating Retained Earnings	\$98,466.79
Reserve Retained Earnings	\$156,233.92
Operating Net Income	\$16,536.88
Reserve Net Income	\$16,394.61
Liabilities & Equity Total	\$372,408.01

**Coal Creek Village North Paired and Patio Villa Homes
Surplus Deficit - Fund
4/1/2018 - 4/30/2018**

Accounts	4/1/2018 - 4/30/2018		1/1/2018 - 4/30/2018		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
Income						
4000.01 - Assessments - Paired	\$9,621.00	\$9,781.12	(\$160.12)	\$38,961.00	\$39,124.48	(\$163.48)
4000.02 - Assessments-Patio Villas	\$5,868.00	\$5,868.67	(\$0.67)	\$23,472.00	\$23,474.68	(\$2.68)
4010 - Reserve Transfer	\$0.00	(\$5,416.67)	\$5,416.67	(\$16,250.01)	(\$21,666.68)	\$5,416.67
4015 - Late Fees	\$15.00	\$0.00	\$15.00	\$125.00	\$0.00	\$125.00
4700 - Interest	\$3.22	\$0.00	\$3.22	\$12.68	\$0.00	\$12.68
Total Income	\$15,507.22	\$10,233.12	\$5,274.10	\$46,320.67	\$40,932.48	\$5,388.19
Total Income	\$15,507.22	\$10,233.12	\$5,274.10	\$46,320.67	\$40,932.48	\$5,388.19
Expense						
Administration						
5000 - Insurance - Master	\$0.00	\$3,841.08	\$3,841.08	\$17,065.34	\$15,364.32	(\$1,701.02)
5010 - Management Fee	\$768.00	\$791.04	\$23.04	\$3,072.00	\$3,164.16	\$92.16
5020 - Legal - Collections	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32
5142 - Legal - General	\$0.00	\$333.33	\$333.33	\$1,106.00	\$1,333.32	\$227.32
5149 - Lawsuit Settlement	\$0.00	\$41.67	\$41.67	\$465.00	\$166.68	(\$298.32)
5170 - Audit & Tax Preparation	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
5180 - Computer/Web Maintenance	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$0.00
5385 - Taxes and Licenses	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00
5490 - Bad Debt	\$100.00	\$83.33	(\$16.67)	\$100.00	\$333.32	\$233.32
5525 - Postage, Printing, Copies	\$179.69	\$125.00	(\$54.69)	\$863.72	\$500.00	(\$363.72)
5630 - Meeting/Minutes	\$60.00	\$20.00	(\$40.00)	\$135.00	\$80.00	(\$55.00)
5900 - Miscellaneous	\$50.00	\$41.67	(\$8.33)	(\$70.00)	\$166.68	\$236.68
Total Administration	\$1,207.69	\$7,435.45	\$6,227.76	\$22,937.06	\$23,741.80	\$804.74
Buildings						
6010 - Roofs/Gutters	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32
6013 - Roofs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32
6040 - Exterminating	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68
6150 - General Building Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68
Total Buildings	\$0.00	\$375.00	\$375.00	\$0.00	\$1,500.00	\$1,500.00
Grounds						
6200 - Landscape Contract	(\$523.40)	\$1,506.00	\$2,029.40	\$3,994.60	\$6,024.00	\$2,029.40
6210 - Snow Removal	\$0.00	\$0.00	\$0.00	\$2,589.50	\$7,500.00	\$4,910.50
6220 - Sprinkler Repairs	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00
6400 - General Grounds Maintenance	\$0.00	\$416.67	\$416.67	\$188.36	\$1,666.68	\$1,478.32
6410 - Grounds Contracts Extra	\$74.27	\$833.33	\$759.06	\$74.27	\$3,333.32	\$3,259.05
Total Grounds	(\$449.13)	\$3,256.00	\$3,705.13	\$6,846.73	\$19,024.00	\$12,177.27
Total Expense	\$758.56	\$11,066.45	\$10,307.89	\$29,783.79	\$44,265.80	\$14,482.01
Operating Net Income	\$14,748.66	(\$833.33)	\$15,581.99	\$16,536.88	(\$3,333.32)	\$19,870.20
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Total Annual Budget	\$117,373.43	\$70,424.06	(\$46,952.06)	\$65,000.00	\$122,797.49	\$76,476.82
Remaining Budget	\$78,412.43	\$46,952.06	(\$48,749.99)	(\$125.00)	\$0.00	(\$12.68)
Total Annual Budget	\$117,373.43	\$70,424.06	(\$46,952.06)	\$65,000.00	\$122,797.49	\$76,476.82
Remaining Budget	\$78,412.43	\$46,952.06	(\$48,749.99)	(\$125.00)	\$0.00	(\$12.68)

**Coal Creek Village North Paired and Patio Villa Homes
Surplus Deficit - Fund
4/1/2018 - 4/30/2018**

Accounts	4/1/2018 - 4/30/2018		1/1/2018 - 4/30/2018		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual		
Reserve Income						
Reserve Income						
8010 - Reserve Transfer	\$0.00	\$5,416.67	(\$5,416.67)	\$16,250.01	\$21,666.68	(\$5,416.67)
8700 - Taxable Interest	\$37.98	\$0.00	\$37.98	\$14.60	\$0.00	\$14.60
Total Reserve Income	\$37.98	\$5,416.67	(\$5,378.69)	\$16,394.61	\$21,666.68	(\$5,272.07)
Total Reserve Income	\$37.98	\$5,416.67	(\$5,378.69)	\$16,394.61	\$21,666.68	(\$5,272.07)
Reserve Net Income						
	\$14,786.64	\$4,583.34	\$10,203.30	\$32,931.49	\$18,333.36	\$14,598.13
Net Income						
					\$65,000.00	\$48,605.39
					\$65,000.00	\$48,605.39
					\$65,000.00	\$32,068.52