

COAL CREEK VILLAGE NORTH PAIRED AND PATIO VILLA HOMES
Combined Balance Sheet - All Fund Types and Account Groups
July 31, 2018

	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Assets			
1st Bank- Checking	\$ 41,866.99	\$ -	\$ 41,866.99
Working Capital- Union Bank	25,500.54	-	25,500.54
Union Bank Checking	32,216.14	-	32,216.14
Xpress Bill Pay	2,282.00	-	2,282.00
Money Market- Union Bank	-	223,633.53	223,633.53
Accounts Receivable	3,123.64	-	3,123.64
Prepaid Expenses	14,829.80	-	14,829.80
Due from Reserve	51,005.00	-	51,005.00
	<u>140,754.87</u>	<u>223,633.53</u>	<u>364,388.40</u>
Total Current Assets	<u>140,754.87</u>	<u>223,633.53</u>	<u>364,388.40</u>
Total Assets	<u><u>\$ 140,754.87</u></u>	<u><u>\$ 223,633.53</u></u>	<u><u>\$ 364,388.40</u></u>
Liabilities			
Prepaid Assessments	\$ 7,830.44	\$ -	\$ 7,830.44
Due to Reserve	-	51,005.00	51,005.00
	<u>7,830.44</u>	<u>51,005.00</u>	<u>58,835.44</u>
Total Liabilities	<u>7,830.44</u>	<u>51,005.00</u>	<u>58,835.44</u>
Fund Balance			
Initial Contribution	27,520.00	-	27,520.00
Fund Balance	98,466.79	156,233.92	254,700.71
Current Year Earnings	6,937.64	16,394.61	23,332.25
	<u>132,924.43</u>	<u>172,628.53</u>	<u>305,552.96</u>
Total Fund Balances	<u>132,924.43</u>	<u>172,628.53</u>	<u>305,552.96</u>
Resources and Fund Balance	<u><u>\$ 140,754.87</u></u>	<u><u>\$ 223,633.53</u></u>	<u><u>\$ 364,388.40</u></u>

DRAFT- Subject to revision

COAL CREEK VILLAGE NORTH PAIRED AND PATIO VILLA HOMES
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 7 Months Ending,
July 31, 2018
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Under/(Over)</u> <u>Budget</u>	<u>% of Budget</u>
Revenues					
Assessments- Paired	\$ -	\$ 48,145.00	\$ 187,858.49	\$ 139,713.49	25.6%
Assessments- Patio Villas	-	29,340.00	-	(29,340.00)	0.0%
Late Fees	-	125.00	-	(125.00)	0.0%
Interest Income	-	12.68	-	(12.68)	0.0%
Total Revenues	<u>-</u>	<u>77,622.68</u>	<u>187,858.49</u>	<u>110,235.81</u>	<u>41.3%</u>
Expenditures					
Administration					
Audit & Tax Preparation	-	-	2,000.00	2,000.00	0.0%
Computer/Web Maintenance	50.00	300.00	600.00	300.00	50.0%
Insurance- Master	10,709.78	27,775.12	46,093.00	18,317.88	60.3%
Legal - General	58.00	1,849.00	4,000.00	2,151.00	46.2%
Legal - Collections	-	-	1,000.00	1,000.00	0.0%
Lawsuit Settlement	2,340.00	3,288.75	500.00	(2,788.75)	657.8%
Management Fee	874.48	9,599.78	9,492.48	(107.30)	101.1%
Taxes and Licenses	-	-	300.00	300.00	0.0%
Bad Debt	-	100.00	1,000.00	900.00	10.0%
Postage, Printing, Copies	(256.13)	1,158.82	1,500.00	341.18	77.3%
Meeting/Minutes	(657.60)	135.00	240.00	105.00	56.3%
Miscellaneous	254.19	764.98	500.00	(264.98)	153.0%
Total Administration	<u>13,372.72</u>	<u>44,971.45</u>	<u>67,225.48</u>	<u>22,254.03</u>	<u>66.9%</u>
Buildings					
Roofs/Gutters	-	-	1,000.00	1,000.00	0.0%
Roofs	-	-	1,000.00	1,000.00	0.0%
Exterminating	-	-	500.00	500.00	0.0%
General Building Maintenance	-	-	2,000.00	2,000.00	0.0%
Total Buildings	<u>-</u>	<u>-</u>	<u>4,500.00</u>	<u>4,500.00</u>	<u>0.0%</u>
Grounds					
Landscape Contract	-	3,994.60	18,072.00	14,077.40	22.1%
Snow Removal	-	2,589.50	15,000.00	12,410.50	17.3%
Sprinkler Repairs	228.88	228.88	3,000.00	2,771.12	7.6%
General Grounds Maintenance	-	188.36	5,000.00	4,811.64	3.8%
Grounds Contract Extra	-	2,462.24	10,000.00	7,537.76	24.6%
Total Grounds	<u>228.88</u>	<u>9,463.58</u>	<u>51,072.00</u>	<u>41,608.42</u>	<u>18.5%</u>
Total Expenditures	<u>13,601.60</u>	<u>54,435.03</u>	<u>187,797.48</u>	<u>149,612.46</u>	
Excess (Deficiency) of Revenues Over Expenditures	(13,601.60)	23,187.65	61.01	(39,376.65)	
Transfers and Other Sources (Uses)					
Reserve Transfer	-	(16,250.01)	65,000.00	81,250.01	-25.0%
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>(16,250.01)</u>	<u>65,000.00</u>	<u>81,250.01</u>	<u>-25.0%</u>
Change in Fund Balance	(228.88)	6,937.64	14,428.00	40,141.59	
Beginning Fund Balance	-	98,466.79	-	(98,466.79)	
Ending Fund Balance	<u>\$ (13,601.60)</u>	<u>\$ 121,654.44</u>	<u>\$ 61.01</u>	<u>\$ (137,843.44)</u>	

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July 31, 2018
Reserve Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Under/(Over)</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>
Revenues					
Interest Income	\$ -	\$ 144.60	\$ -	\$ (144.60)	0.0%
Total Revenues	<u>-</u>	<u>144.60</u>	<u>-</u>	<u>(144.60)</u>	<u>0.0%</u>
Excess (Deficiency) of Revenues Over Expenditures	-	144.60	-	(144.60)	
Transfers and Other Sources (Uses)					
Transfer from Capital Projects	-	16,250.01	-	(16,250.01)	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>16,250.01</u>	<u>-</u>	<u>(16,250.01)</u>	
Change in Fund Balance	-	16,394.61	-	(16,394.61)	
Beginning Fund Balance	-	156,233.92	-	(156,233.92)	
Ending Fund Balance	<u>\$ -</u>	<u>\$ 172,628.53</u>	<u>\$ -</u>	<u>\$ (172,628.53)</u>	