

Coal Creek Village North Paired and Patio Villa Homes
Cash Flow Statement
1/1/2018 - 1/31/2018

				Total Cash on Hand 1/1/2018:	\$270,336.40
Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change
1060 - Checking - Union Bank	\$37,609.62	\$16,824.00	\$4,545.21	\$49,888.41	\$12,278.79
1200 - Working Capital - Union Bank	\$25,487.86	\$3.43	\$0.00	\$25,491.29	\$3.43
1300 - Money Market - Union Bank	\$207,238.92	\$37.46	\$0.00	\$207,276.38	\$37.46
				Total Net Change 1/1/2018 - 1/31/2018:	\$12,319.68
				Total Cash on Hand 1/31/2018:	\$282,656.08

**Coal Creek Village North Paired and Patio Villa Homes
Balance Sheet - Operating / Reserves Breakout
Period Through: 1/31/2018**

Assets		
Cash & Investments - Operating Fund		
1060 - Checking - Union Bank	\$49,888.41	
1200 - Working Capital - Union Bank	\$25,491.29	
Cash & Investments - Operating Fund Total	\$75,379.70	
Cash & Investments - Reserve Fund		
1300 - Money Market - Union Bank	\$207,276.38	
Cash & Investments - Reserve Fund Total	\$207,276.38	
Accounts Receivable		
1400 - Accts. Rec. - Accounts Receivable	\$113.00	
Accounts Receivable Total	\$113.00	
Current Assets - Reserve Fund		
1550 - Reserve Contr Receivable	\$5,416.67	
Current Assets - Reserve Fund Total	\$5,416.67	
Current Assets - Operating Fund		
1570 - Due From Reserve	\$51,005.00	
1720 - Prepaid Insurance	\$19,066.88	
Current Assets - Operating Fund Total	\$70,071.88	
Assets Total		\$358,257.63
Liabilities and Equity		
Current Liabilities - Operating Fund		
2000 - Operating Accounts Payable	\$8,587.67	
2200 - Prepaid Assessments	\$7,393.81	
Current Liabilities - Operating Fund Total	\$15,981.48	
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		
Reserve Retained Earnings	\$98,466.79	
	\$156,233.92	
Operating Net Income	\$3,596.31	
Reserve Net Income	\$5,454.13	
Liabilities & Equity Total		\$358,257.63

Coal Creek Village North Paired and Patio Villa Homes
Surplus Deficit - Fund
1/1/2018 - 1/31/2018

Accounts	1/1/2018 - 1/31/2018		1/1/2018 - 1/31/2018		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Budget		
Income						
4000.01 - Assessments - Paired	\$9,780.00	\$9,781.12	(\$1.12)	\$9,781.12	\$117,373.43	\$107,593.43
4000.02 - Assessments-Patio Villas	\$5,868.00	\$5,868.67	(\$0.67)	\$5,868.67	\$70,424.06	\$64,556.06
4010 - Reserve Transfer	(\$5,416.67)	(\$5,416.67)	\$0.00	(\$5,416.67)	(\$65,000.00)	(\$59,583.33)
4700 - Interest	\$3.43	\$0.00	\$3.43	\$0.00	\$0.00	(\$3.43)
Total Income	\$10,234.76	\$10,233.12	\$1.64	\$10,233.12	\$122,797.49	\$112,562.73
Total Income	\$10,234.76	\$10,233.12	\$1.64	\$10,233.12	\$122,797.49	\$112,562.73
Expense						
Administration						
5000 - Insurance - Master	\$2,118.54	\$3,841.08	\$1,722.54	\$3,841.08	\$46,093.00	\$43,974.46
5010 - Management Fee	\$768.00	\$791.04	\$23.04	\$791.04	\$9,492.48	\$8,724.48
5020 - Legal - Collections	\$0.00	\$83.33	\$83.33	\$83.33	\$1,000.00	\$1,000.00
5142 - Legal - General	\$0.00	\$333.33	\$333.33	\$333.33	\$4,000.00	\$4,000.00
5149 - Lawsuit Settlement	\$0.00	\$41.67	\$41.67	\$41.67	\$500.00	\$500.00
5170 - Audit & Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
5180 - Computer/Web Maintenance	\$50.00	\$50.00	\$0.00	\$50.00	\$600.00	\$550.00
5385 - Taxes and Licenses	\$0.00	\$25.00	\$25.00	\$25.00	\$300.00	\$300.00
5490 - Bad Debt	\$0.00	\$83.33	\$83.33	\$83.33	\$1,000.00	\$1,000.00
5525 - Postage,Printing,Copies	\$501.55	\$125.00	(\$376.55)	\$125.00	\$1,500.00	\$998.45
5630 - Meeting/Minutes	\$0.00	\$20.00	\$20.00	\$20.00	\$240.00	\$240.00
5900 - Miscellaneous	\$0.00	\$41.67	\$41.67	\$41.67	\$500.00	\$500.00
Total Administration	\$3,438.09	\$5,435.45	\$1,997.36	\$5,435.45	\$67,225.48	\$63,787.39
Buildings						
6010 - Roofs/Gutters	\$0.00	\$83.33	\$83.33	\$83.33	\$1,000.00	\$1,000.00
6013 - Roofs	\$0.00	\$83.33	\$83.33	\$83.33	\$1,000.00	\$1,000.00
6040 - Exterminating	\$0.00	\$41.67	\$41.67	\$41.67	\$500.00	\$500.00
6150 - General Building Maintenance	\$0.00	\$166.67	\$166.67	\$166.67	\$2,000.00	\$2,000.00
Total Buildings	\$0.00	\$375.00	\$375.00	\$375.00	\$4,500.00	\$4,500.00
Grounds						
6200 - Landscape Contract	\$3,012.00	\$1,506.00	(\$1,506.00)	\$1,506.00	\$18,072.00	\$15,060.00
6210 - Snow Removal	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00
6220 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
6400 - General Grounds Maintenance	\$188.36	\$416.67	\$228.31	\$416.67	\$5,000.00	\$4,811.64
6410 - Grounds Contracts Extra	\$0.00	\$833.33	\$833.33	\$833.33	\$10,000.00	\$10,000.00
Total Grounds	\$3,200.36	\$5,256.00	\$2,055.64	\$5,256.00	\$51,072.00	\$47,871.64
Total Expense	\$6,638.45	\$11,066.45	\$4,428.00	\$11,066.45	\$122,797.48	\$116,159.03
Operating Net Income	\$3,596.31	(\$833.33)	\$4,429.64	(\$833.33)	\$0.01	(\$3,596.30)