COAL CREEK VILLAGE NORTH PAIRED AND PATIO VILLA HOMES

FINANCIAL STATEMENTS

October 31, 2018

DRAFT- Subject to revision

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

	OPERATING	RESERVE	TOTAL
Assets			
1st Bank- Checking	$ 109,624.12	$ 223,726.64	$ 333,350.76
Working Capital - Union Bank	-	-	-
Union Bank checking	-	-	-
Xpress Bill Pay	27,010.68	-	27,010.68
Cash in Bank-ColoTrust	-	-	-
Cash with County Treasurer	-	-	-
Property Taxes Receivable	-	-	-
Accounts Rec-Developer	-	-	-
Accounts Receivable	21,275.44	-	21,275.44
Prepaid Expenses	14,829.80	-	14,829.80
Due from Reserve	51,005.00	-	51,005.00
CashClearing-AR	-	-	-
Total Current Assets	223,745.04	223,726.64	447,471.68
Other Debits			
Bonds Payable	-	-	-
Amount in Debt Service Fund	-	-	-
Amount to be Provided for Debt	-	-	-
Total Other Debits	-	-	-
Capital Assets			
Fixed Assets	-	-	-
Total Capital Assets	-	-	-
Total Assets	$ 223,745.04	$ 223,726.64	$ 447,471.68
Liabilities			
Accounts Payable	$ (2,662.46)	$ -	$ (2,662.46)
Retainage Payable	-	-	-
Prepaid Assessments	$ 7,830.44	$ -	$ 7,830.44
Due to Reserve	-	51,005.00	51,005.00
Total Liabilities	5,167.98	51,005.00	56,172.98
Fund Balance			
Fund Balance-Restricted	27,520.00	-	27,520.00
Fund Balance	98,466.79	156,233.92	254,700.71
Current Year Earnings	92,590.27	16,487.72	109,077.99
Total Fund Balances	218,577.06	172,721.64	391,298.70
Resources and Fund Balance	$ 223,745.04	$ 223,726.64	$ 447,471.68

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COAL CREEK VILLAGE NORTH PAIRED AND PATIO VILLA HOMES
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 10 Months Ending,
October 31, 2018
General Fund

	Period Actual	YTD Actual	Budget	Under/(Over) Budget	% of Budget
Revenues					
Assessments	$ 24,291.65	$ 173,507.62	$ 187,858.49	$ 14,350.87	92.4%
Assessments- Patio Villas	-	-	-	-	0.0%
Late Fees	-	125.00	-	(125.00)	0.0%
Interest Income	-	20.58	-	(20.58)	0.0%
Total Revenues	24,291.65	173,653.20	187,858.49	14,205.29	92.4%
Expenditures					
Administration					
Audit & Tax Preparation	-	-	2,000.00	2,000.00	0.0%
Computer/Web Maintenance	-	400.00	600.00	200.00	66.7%
Insurance- Master	-	27,775.12	46,093.00	18,317.88	60.3%
Legal - General	-	2,602.00	4,000.00	1,398.00	65.1%
Legal - Collections	-	-	1,000.00	1,000.00	0.0%
Lawsuit Settlement	-	3,538.75	500.00	(3,038.75)	707.8%
Management Fee	-	11,519.78	9,492.48	(2,027.30)	121.4%
Taxes and Licenses	-	-	300.00	300.00	0.0%
Bad Debt	-	100.00	1,000.00	900.00	10.0%
Postage, Printing, Copies	-	1,249.17	1,500.00	250.83	83.3%
Meeting/Minutes	-	135.00	240.00	105.00	56.3%
Miscellaneous	89.38	1,100.50	500.00	(600.50)	220.1%
Total Administration	89.38	48,420.32	67,225.48	18,805.16	72.0%
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	-	(1,089.00)	2,000.00	3,089.00	-54.5%
Total Buildings	-	(1,089.00)	4,500.00	5,589.00	-24.2%
Grounds					
Landscape Contract	-	11,524.60	18,072.00	6,547.40	63.8%
Snow Removal	-	2,589.50	15,000.00	12,410.50	17.3%
Sprinkler Repairs	-	647.76	3,000.00	2,352.24	21.6%
General Grounds Maintenance	-	188.36	5,000.00	4,811.64	3.8%
Grounds Contract Extra	-	2,531.38	10,000.00	7,468.62	25.3%
Total Grounds	-	17,481.60	51,072.00	33,590.40	34.2%
Total Expenditures	89.38	64,812.92	187,797.48	139,234.57	
Excess (Deficiency) of Revenues Over Expenditures	24,202.27	108,840.28	61.01	(125,029.28)	
Transfers and Other Sources (Uses)					
Transfer to Capital Projects	-	(16,250.01)	65,000.00	81,250.01	-25.0%
Total Transfers and Other Sources (Uses)	-	(16,250.01)	65,000.00	81,250.01	-25.0%
Change in Fund Balance	-	92,590.27	14,428.00	48,159.61	
Beginning Fund Balance	-	98,466.79	-	(98,466.79)	
Ending Fund Balance	$ 24,202.27	$ 207,307.07	$ 61.01	$ (223,496.07)	

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COAL CREEK VILLAGE NORTH PAIRED AND PATIO VILLA HOMES
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 10 Months Ending,
October 31, 2018
Reserve Fund

	Period Actual	YTD Actual	Budget	Under/(Over) Budget	% of Budget
Revenues					
Interest Income	$ -	$ 237.71	$ -	$ (237.71)	0.0%
Total Revenues	-	237.71	-	(237.71)	0.0%
Expenditures					
Bond Principal	-	-	-	-	0.0%
Bond Interest	-	-	-	-	0.0%
Issuance Costs	-	-	-	-	0.0%
Paying Agent Fees	-	-	-	-	0.0%
Treasurer's Fees	-	-	-	-	0.0%
Total Expenditures	-	-	-	-	0.0%
Excess (Deficiency) of Revenues Over Expenditures	-	237.71	-	(237.71)	
Transfers and Other Sources (Uses)					
Transfer from Capital Projects	-	16,250.01	-	(16,250.01)	
Total Transfers and Other Sources (Uses)	-	16,250.01	-	(16,250.01)	
Change in Fund Balance	-	16,487.72	-	(16,487.72)	
Beginning Fund Balance	-	156,233.92	-	(156,233.92)	
Ending Fund Balance	$ -	$ 172,721.64	$ -	$ (172,721.64)	