

Chatfield East Property Owners Association, LLC
Balance Sheet Prev Year Comparison
As of December 31, 2017

	31-Dec-13	Dec 31, 14	Dec 31, 15	Dec 31, 16	Dec 31, 17
ASSETS					
Current Assets					
Checking/Savings					
102 - Bank of the West - Ckg. Acct \$5494	227.50	227.50	227.50	0.00	0.00
105 - Citizwide Bank - Ckg #8778	6,370.44	36,244.04	14,566.21	6,463.18	0.00
106 - Citizwide Banks - CD #2680	42,781.50	42,899.23	43,006.58	33,101.63	0.00
107 - Citywide Insurance Liab. Accoun	-	-	25,019.18	25,044.21	0.00
108 - Wells Fargo Operating	-	-	0.00	0.00	46,018.60
108.1 - Wells Fargo Savings 1	-	-	0.00	0.00	33,180.22
108.2 - Special Assessment for Ins Deductible	-	-	0.00	0.00	27.16
Total Checking/Savings	49,379.44	79,370.77	82,819.47	64,609.02	79,225.98
Accounts Receivable	1,050.43	4,732.39	0.00	0.00	0.00
Total Accounts Receivable	1,050.43	4,732.39	0.00	0.00	0.00
Other Current Assets					
165 - Prepaid Prop/Liab	466.84	469.46	470.13	490.25	0.00
166 - Prepaid D&O Insur	816.09	4,521.72	4,539.22	4,539.22	0.00
Total Other Current Assets	1,282.93	4,991.18	5,009.35	5,029.47	0.00
Total Current Assets	51,712.80	89,094.34	87,828.82	69,638.49	79,225.98
TOTAL ASSETS	51,712.80	89,094.34	87,828.82	69,638.49	79,225.98
LIABILITIES & EQUITY					
Equity					
320 - Retained Earnings-Prior Years	75,725.37	51,712.80	64,094.34	62,828.82	44,638.49
321 - Reserve for Ins Deductible	-	25,000.00	25,000.00	25,000.00	25,000.00
Net Income	(24,012.57)	12,381.54	(1,265.52)	(18,190.33)	9,587.49
Total Equity	51,712.80	89,094.34	87,828.82	69,638.49	79,225.98
TOTAL LIABILITIES & EQUITY	51,712.80	89,094.34	87,828.82	69,638.49	79,225.98

(SEE NOTE 1)

NOTE | We changed banks in 2017 and the Wells Fargo operating account includes \$25,044.21 of Special Assessment funds to be transferred to Special Assessment for Insurance Deductible account in Jan, 2018

Chatfield East Property Owners Association, LLC
Profit & Loss

January 2013 through December 2017

	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	TOTAL
Ordinary Income/Expense						
Income						
Interest Income	0.00	0.00	0.00	0.00	0.76	0.76
400 · Homeowners Dues	25,750.00	25,750.00	25,750.00	25,750.00	25,750.00	128,750.00
423 · Interest - Citywide Ckg #8778	70.04	0.00	19.18	25.03	23.58	137.83
424 · Late Interest	23.50	165.88	53.92	3.75	38.75	285.80
425 · Interest - Citywide CD #2680	159.97	117.73	107.35	107.35	82.83	575.23
435 · Miscellaneous Income	25.00	0.00	0.00	0.00	0.00	25.00
440 - Income from Special Assessments	0.00	10,929.67	0.00	0.00	0.00	0.00
460 · Late Charge Revenue	325.00	375.00	175.00	128.75	225.00	1,228.75
462 · Legal Fees Billed	1,974.55	2,483.78	3,518.29	0.00	1,322.85	9,299.47
463 · Less - Cost to Attorney	(1,974.55)	(2,483.78)	(3,518.29)	0.00	(1,322.85)	(9,299.47)
479 · Transfer Fee Revenue	600.00	1,050.00	450.00	600.00	150.00	2,850.00
Total Income	26,953.51	38,388.28	26,555.45	26,614.88	26,270.92	144,783.04
Gross Profit	26,953.51	38,388.28	26,555.45	26,614.88	26,270.92	144,783.04
Expense						
500 · Accounting / Bookkeeping	1,912.50	2,655.00	2,235.00	2,480.00	1,934.17	11,216.67
501 · Website Expenses	140.00	140.00	0.00	140.00	0.00	420.00
502 · Audit/Review & Tax Return	550.00	550.00	575.00	600.00	0.00	2,275.00
506 · Bad Debt Expense	0.00	0.00	1,263.52	0.00	0.00	1,263.52
508 · Bank Charges	83.21	83.44	88.61	151.95	141.46	548.67
509 · Penalties.	0.00	0.00	0.00	12.30	0.00	12.30
525 · Deep Well Pump Expenses	32,528.79	0.00	0.00	0.00	300.00	32,828.79
534 · Insurance-D&O	1,322.71	6,900.37	10,912.50	11,159.00	6,219.22	36,513.80
537 · Insurance - Prop/Liab	773.72	720.38	722.33	733.88	1,013.25	3,963.56
545 · Legal Expense	6,346.50	6,369.08	5,248.60	22,443.65	618.00	41,025.83
550 · Miscellaneous Expenses	0.00	135.00	209.31	227.50	130.00	701.81
557 · Mowing/Grading & Repairs	147.25	373.47	179.55	135.00	0.00	835.27
561 · Office Supplies	114.11	240.07	78.53	242.10	58.84	733.65
570 · Postage Expense	194.98	505.88	265.31	525.91	163.32	1,655.40
573 · Printing & Copies	0.00	0.00	0.00	408.10	89.01	497.11
574 · Xcel Energy 6494 Bldg Pump	6,852.31	7,334.05	6,042.71	5,545.82	6,016.16	31,791.05

Chatfield East Property Owners Association, LLC
Profit & Loss

January 2013 through December 2017

	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	TOTAL
Total Expense	50,966.08	26,006.74	27,820.97	44,805.21	16,683.43	166,282.43
Net Ordinary Income	(24,012.57)	12,381.54	(1,265.52)	(18,190.33)	9,587.49	(21,499.39)
Net Income	<u>(24,012.57)</u>	<u>12,381.54</u>	<u>(1,265.52)</u>	<u>(18,190.33)</u>	<u>9,587.49</u>	<u>(21,499.39)</u>