

Chatfield East Property Owners Association, LLC  
Balance Sheet 5 Year Comparison  
As of December 31, 2018

(UNAUDITED)

	<u>Dec 31, 14</u>	<u>Dec 31, 15</u>	<u>Dec 31, 16</u>	<u>Dec 31, 17</u>	<u>Dec 31, 18</u>
<b>ASSETS</b>					
Current Assets					
Checking/Savings					
102 · Bank of the West-Ckg. Acct#5494	227.50	227.50	0.00	0.00	0.00
105 · Citiwide Bank - Ckg #8778	36,244.04	14,566.21	6,463.18	0.00	0.00
106 · Citiwide Banks - CD #2680	42,899.23	43,006.58	33,101.63	0.00	0.00
107 · Citywide Insurance Liab. Accoun	0.00	25,019.18	25,044.21	0.00	0.00
108 · Wells Fargo Operating	0.00	0.00	0.00	46,018.60	21,417.96
108.1 · Wells Fargo Savings 1	0.00	0.00	0.00	33,180.22	43,019.35
108.2 · Special Assess. for Ins Deduct.	0.00	0.00	0.00	27.16	25,078.56
<b>Total Checking/Savings</b>	<u>79,370.77</u>	<u>82,819.47</u>	<u>64,609.02</u>	<u>79,225.98</u>	<u>89,515.87</u>
Accounts Receivable					
110 · Accounts Receivable	4,732.39	0.00	0.00	0.00	0.00
<b>Total Accounts Receivable</b>	<u>4,732.39</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Current Assets					
165 · Prepaid Prop/Liab	469.46	470.13	490.25	0.00	0.00
166 · Prepaid D&O Insur	4,521.72	4,539.22	4,539.22	0.00	0.00
<b>Total Other Current Assets</b>	<u>4,991.18</u>	<u>5,009.35</u>	<u>5,029.47</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Current Assets</b>	<u>89,094.34</u>	<u>87,828.82</u>	<u>69,638.49</u>	<u>79,225.98</u>	<u>89,515.87</u>
<b>TOTAL ASSETS</b>	<u><b>89,094.34</b></u>	<u><b>87,828.82</b></u>	<u><b>69,638.49</b></u>	<u><b>79,225.98</b></u>	<u><b>89,515.87</b></u>
<b>LIABILITIES &amp; EQUITY</b>					
Liabilities					
Long Term Liabilities					
Reserve for Insurance Deductibl	25,000.00	25,000.00	0.00	0.00	0.00
<b>Total Long Term Liabilities</b>	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Equity					
320 · Retained Earnings-Prior Years	51,712.80	51,712.80	62,828.82	44,638.49	54,225.98

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	<u>Dec 31, 14</u>	<u>Dec 31, 15</u>	<u>Dec 31, 16</u>	<u>Dec 31, 17</u>	<u>Dec 31, 18</u>
32000 · Current Year Gain (Loss)	0.00	12,381.54	0.00	0.00	0.00
321 · Reserve for Ins Deductible	0.00	0.00	25,000.00	25,000.00	25,000.00
Net Income	12,381.54	(1,265.52)	(18,190.33)	9,587.49	10,289.89
Total Equity	<u>64,094.34</u>	<u>62,828.82</u>	<u>69,638.49</u>	<u>79,225.98</u>	<u>89,515.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>89,094.34</b></u>	<u><b>87,828.82</b></u>	<u><b>69,638.49</b></u>	<u><b>79,225.98</b></u>	<u><b>89,515.87</b></u>

**Chatfield East Property Owners Association, LLC**  
**Profit & Loss 5 year Comparison**  
 January 2014 through December 2018

Ordinary Income/Expense	(UNAUDITED)				
	<u>Jan - Dec 14</u>	<u>Jan - Dec 15</u>	<u>Jan - Dec 16</u>	<u>Jan - Dec 17</u>	<u>Jan - Dec 18</u>
<b>Income</b>					
400 · Homeowners Dues	25,750.00	25,750.00	25,750.00	25,750.00	25,750.00
402 · Interest Income	0.00	0.00	0.00	0.76	19.96
423 · Interest - Citywide Ckg #8778	0.00	19.18	25.03	23.58	0.00
424 · Late Interest	165.88	53.92	3.75	38.75	10.00
425 · Interest - Citywide CD #2680	117.73	107.35	107.35	82.83	0.00
435 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00
440 · Income from Special Assessments	10,929.67	0.00	0.00	0.00	0.00
460 · Late Charge Revenue	375.00	175.00	128.75	225.00	300.00
462 · Legal Fees Billed	2,483.78	3,518.29	0.00	1,322.85	0.00
463 · Less - Cost to Attorney	(2,483.78)	(3,518.29)	0.00	(1,322.85)	0.00
479 · Transfer Fee Revenue	1,050.00	450.00	600.00	150.00	750.00
<b>Total Income</b>	<u>38,388.28</u>	<u>26,555.45</u>	<u>26,614.88</u>	<u>26,270.92</u>	<u>26,829.96</u>
<b>Gross Profit</b>	38,388.28	26,555.45	26,614.88	26,270.92	26,829.96
<b>Expense</b>					
500 · Accounting / Bookkeeping	2,655.00	2,235.00	2,480.00	1,934.17	1,301.03
501 · Website Expenses	140.00	0.00	140.00	0.00	665.00
502 · Audit/Review & Tax Return	550.00	575.00	600.00	0.00	0.00
506 · Bad Debt Expense	0.00	1,263.52	0.00	0.00	0.00
508 · Bank Charges	83.44	88.61	151.95	141.46	12.00
509 · Penalties.	0.00	0.00	12.30	0.00	0.00
524 · Corp. Report/Registered Agent	0.00	0.00	0.00	0.00	10.00
525 · Deep Well Pump Expenses	0.00	0.00	0.00	300.00	0.00
534 · Insurance-D&O	6,900.37	10,912.50	11,159.00	6,219.22	1,717.00
537 · Insurance - Prop/Liab	720.38	722.33	733.88	1,013.25	875.00
545 · Legal Expense	6,369.08	5,248.60	22,443.65	618.00	5,376.50
550 · Miscellaneous Expenses	135.00	209.31	227.50	130.00	130.00
557 · Mowing/Grading & Repairs	373.47	179.55	135.00	0.00	130.00

**Chatfield East Property Owners Association, LLC**

**Profit & Loss 5 year Comparison**

January 2014 through December 2018

	<u>Jan - Dec 14</u>	<u>Jan - Dec 15</u>	<u>Jan - Dec 16</u>	<u>Jan - Dec 17</u>	<u>Jan - Dec 18</u>
561 · Office Supplies	240.07	78.53	242.10	58.84	62.33
570 · Postage Expense	505.88	265.31	525.91	163.32	202.99
573 · Printing & Copies	0.00	0.00	408.10	89.01	61.52
574 · Xcel Energy 6494 Bldg Pump	7,334.05	6,042.71	5,545.82	6,016.16	5,996.70
<b>Total Expense</b>	<u>26,006.74</u>	<u>27,820.97</u>	<u>44,805.21</u>	<u>16,683.43</u>	<u>16,540.07</u>
<b>Net Ordinary Income</b>	<u>12,381.54</u>	<u>(1,265.52)</u>	<u>(18,190.33)</u>	<u>9,587.49</u>	<u>10,289.89</u>
<b>Net Income</b>	<u><u>12,381.54</u></u>	<u><u>(1,265.52)</u></u>	<u><u>(18,190.33)</u></u>	<u><u>9,587.49</u></u>	<u><u>10,289.89</u></u>