

**The Chambertin Townhouse HOA  
Balance Sheets  
As of December 31, 2016 and 2015**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>		<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>ASSETS</b>							
Checking/Savings							
Firstbank Checking 0907	\$ 41,183	\$ -	\$ 41,183		\$ 92,904	\$ -	\$ 92,904
CT Alpine Checking 6371	81		81				
Firstbank Liquid Asset 0765		3,545	3,545			12,142	12,142
Firstbank Money Market 8311		12,795	12,795			12,790	12,790
Restoration Fund 2023	809		809		809		809
Total Checking/Savings	42,073	16,340	58,413		93,713	24,932	118,646
Accounts Receivable	6,429		6,429		1,518		1,518
Prepaid Insurance	4,398		4,398		4,311		4,311
Due From Other Fund		1,626	1,626			68,017	68,017
<b>TOTAL ASSETS</b>	<b>52,899</b>	<b>17,966</b>	<b>70,865</b>		<b>\$ 99,543</b>	<b>\$ 92,949</b>	<b>\$ 192,492</b>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities</b>							
Accounts Payable	2,208		2,208		\$ 1,446		\$ 1,446
Prepaid Assessments	14,712		14,712		450		450
Due To Other Fund	1,626	-	1,626	-	68,017	-	68,017
<b>Total Liabilities</b>	<b>18,546</b>	<b>-</b>	<b>18,546</b>	<b>-</b>	<b>69,913</b>	<b>-</b>	<b>69,913</b>
<b>Fund Balances</b>				-			
Working Capital Deposits	2,028		2,028		2,028		2,028
Operating Fund	32,325		32,325		27,601		27,601
Reserve Fund		17,966	17,966			92,950	92,950
<b>Total Fund Balances</b>	<b>34,353</b>	<b>17,966</b>	<b>52,319</b>		<b>29,629</b>	<b>92,950</b>	<b>122,579</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>52,899</b>	<b>17,966</b>	<b>70,865</b>		<b>\$ 99,542</b>	<b>\$ 92,950</b>	<b>\$ 192,492</b>

No assurance is provided. The financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included.

**The Chambertin Townhouse HOA**  
**Revenues and Expenses and Change in Fund Balances**  
**Years ended December 2016 and 2015**

	2016			2015		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
<b>Income</b>						
Common Assessments	\$ 71,200	\$ -	\$ 71,200	\$ 71,200	\$ -	\$ 71,200
Reserve Assessments		20,000	20,000		20,000	20,000
Special Assessment		60,000	60,000		48,000	48,000
Late Fee/Interest	1,138		1,138	371		371
Miscellaneous Income	100		100	1,163		1,163
Interest Income		16	16		11	11
<b>Total Income</b>	<b>72,438</b>	<b>80,016</b>	<b>152,454</b>	<b>72,734</b>	<b>68,011</b>	<b>140,745</b>
<b>Expense</b>						
Accounting	1,440		1,440	1,440.00		1,440
Alarm System Expense	2,364		2,364	1,985.06		1,985
Bank Fees	(1)		(1)	126.00		126
Insurance	26,228		26,228	29,000.00		29,000
Landscape			-			-
Landscape Maint - Grounds	487		487	435.25		435
Landscape Maint - Irrigation	336		336	0.00		-
<b>Total Landscape</b>	<b>823</b>	<b>-</b>	<b>823</b>	<b>435.25</b>	<b>0.00</b>	<b>435.25</b>
Management	7,200		7,200	7,200.00		7,200
Miscellaneous Admin Expense	408		408	734.09		734
Repair & Maint - General	3,986		3,986	4,807.17		4,807
Repair & Maint - Plumbing	-		-	587.41		587
Repairs & Maint - Roof	-		-	0.00		-
Snow Removal			-			-
Snow Removal - Loader	320		320	1,133.00		1,133
Snow Removal - Plowing	2,000		2,000	2,000.00		2,000
<b>Total Snow Removal</b>	<b>2,320</b>	<b>-</b>	<b>2,320</b>	<b>3,133.00</b>	<b>0.00</b>	<b>3,133.00</b>
Tax Return Prep	400		400	250.00		250
Trash Removal	5,550		5,550	3,377.21		3,377
Utilities			-			-
Electric	3,668		3,668	3,288.54		3,289
Water & Sewer	13,327		13,327	11,618.51		11,619
<b>Total Utilities</b>	<b>16,995</b>	<b>-</b>	<b>16,995</b>	<b>14,907.05</b>	<b>0.00</b>	<b>14,907.05</b>
<b>Total Expense</b>	<b>67,713</b>	<b>-</b>	<b>67,713</b>	<b>67,982.24</b>	<b>0.00</b>	<b>67,982.24</b>
<b>Net Ordinary Income</b>	<b>4,724</b>	<b>80,016</b>	<b>84,740</b>	<b>4,752</b>	<b>68,011</b>	<b>72,763</b>
<b>Reserve Expenses</b>						
Mansard Roofs		155,000	155,000			
Retaining Wall		-	-		1,640	1,640
<b>Total Reserve Expense</b>	<b>-</b>	<b>155,000</b>	<b>155,000</b>	<b>-</b>	<b>1,640</b>	<b>1,640</b>
<b>Net Income</b>	<b>4,724</b>	<b>(74,984)</b>	<b>(70,260)</b>	<b>4,752</b>	<b>66,371</b>	<b>71,123</b>
<b>Beginning Fund Balance</b>	<b>27,601</b>	<b>92,950</b>	<b>120,551</b>	<b>22,850</b>	<b>26,578</b>	<b>49,428</b>
<b>Ending Fund Balance</b>	<b>\$ 32,325</b>	<b>\$ 17,966</b>	<b>\$ 50,291</b>	<b>\$ 27,601</b>	<b>\$ 92,950</b>	<b>\$ 120,551</b>