Fairway Four Townhomes
Balance Sheet
As of September 30, 2018

		Sep 30, 18
ASSETS		
Current Assets		
Checking/Savings		
Community Bank - Operating		20,549.54
Community Money Market		90,975.61
BillCom Clearing		1,613.91
Total Checking/Savings		113,139.06
Accounts Receivable		
Accounts Receivable		8,535.09
Total Accounts Receivable		8,535.09
Other Current Assets		
Loan Origination Fees		2,380.40
Total Other Current Assets		2,380.40
Total Current Assets		124,054.55
Other Assets		
Share of Loan		
Unit 4	20,941.78	
Unit 6	6,278.38	
Unit 11	14,307.28	
Unit 14	29,623.45	
Unit 16	10,482.10	
Total Share of Loan		81,632.99
Total Other Assets		81,632.99
TOTAL ASSETS		**205,687.54**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		2,832.48
Total Accounts Payable		2,832.48
Total Current Liabilities		2,832.48
Long Term Liabilities		
Community Bank Loan		69,730.51
Total Long Term Liabilities		69,730.51
Total Liabilities		72,562.99
Equity		
Capital Reserve Accounts		25,589.70
Retained Earnings		100,136.90
Net Income		7,397.95
Total Equity		133,124.55
TOTAL LIABILITIES & EQUITY		**205,687.54**

Fairway Four Townhomes
Profit & Loss Budget Performance
September 2018

	Sep 18	Budget	Jan - Sep 18	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
Reserve Assessment	754.90	831.13	5,215.62	7,480.17	9,973.56
Operating Income					
Assessment-Operating	7,556.43	7,480.12	68,207.73	67,321.08	89,761.44
Dog Clean Up	100.00	50.00	920.00	450.00	600.00
Interest	0.04	0.00	0.53	0.00	0.00
Late Fee/Interest	87.21	0.00	829.16	0.00	0.00
Total Operating Income	7,743.68	7,530.12	69,957.42	67,771.08	90,361.44
Total Income	8,498.58	8,361.25	75,173.04	75,251.25	100,335.00
Expense					
Meetings	127.97		193.81		
Administration Expenses					
Accounting Fees					
Secretarial Services	0.00	300.00	1,550.00	900.00	1,200.00
Accounting	1,040.52	1,066.67	9,754.68	9,599.99	12,800.00
Total Accounting Fees	1,040.52	1,366.67	11,304.68	10,499.99	14,000.00
Copies/Postage/Etc.	44.02	41.67	710.64	374.99	500.00
Legal/Professional					
Legal/Professional Fees	0.00	0.00	103.00	0.00	1,000.00
Total Legal/Professional	0.00	0.00	103.00	0.00	1,000.00
Management Fee	400.00	400.00	3,600.00	3,600.00	4,800.00
Total Administration Expenses	1,484.54	1,808.34	15,718.32	14,474.98	20,300.00
Ext. Maint. Expense					
General Maintenance-Ext	850.00	666.67	4,696.00	5,999.99	8,000.00
Landscaping Maintenance	2,285.00	0.00	5,665.00	6,400.00	6,400.00
Snow Removal-Ground	0.00	0.00	5,014.00	5,500.00	11,000.00
Snow Removal-Roof	0.00	0.00	3,050.00	2,000.00	5,000.00
Trash Removal	767.79	724.33	6,605.82	6,519.01	8,692.00
Total Ext. Maint. Expense	3,902.79	1,391.00	25,030.82	26,419.00	39,092.00
Taxes/Insurance Expense					
Liability Insurance	3,104.50	3,075.00	9,313.50	9,225.00	12,300.00
Work Comp Insurance	0.00	0.00	346.00	396.00	396.00
Federal Income Tax	0.00	0.00	45.00	100.00	100.00
State Income Tax	0.00	0.00	7.00	20.00	20.00
Tax Preparation	0.00	0.00	300.00	300.00	300.00
Service Charges	0.00	0.00	0.00	0.00	40.00
Total Taxes/Insurance Expense	3,104.50	3,075.00	10,011.50	10,041.00	13,156.00
Utilities					
Electricity	33.00	108.33	289.00	975.01	1,300.00
Water & Sewer	1,414.48	1,225.00	13,408.32	11,025.00	14,700.00
Total Utilities	1,447.48	1,333.33	13,697.32	12,000.01	16,000.00
Total Expense	10,067.28	7,607.67	64,651.77	62,934.99	88,548.00
Net Ordinary Income	-1,568.70	753.58	10,521.27	12,316.26	11,787.00
Other Income/Expense					
Other Income					
Assessment for HOA Loan Interes	788.70	1,851.60	7,373.07	16,664.40	22,219.20
Interest Income-Reserve	21.82	20.83	191.36	187.51	250.00
Total Other Income	810.52	1,872.43	7,564.43	16,851.91	22,469.20

Fairway Four Townhomes
Profit & Loss Budget Performance
September 2018

	Sep 18	Budget	Jan - Sep 18	YTD Budget	Annual Bud...
Other Expense					
Payment of HOA Loan Prin/Int	324.90	2,459.62	3,207.58	22,136.58	29,515.44
Capital Reserve Funding	2,493.39	831.13	7,480.17	7,480.17	9,973.56
Total Other Expense	2,818.29	3,290.75	10,687.75	29,616.75	39,489.00
Net Other Income	-2,007.77	-1,418.32	-3,123.32	-12,764.84	-17,019.80
Net Income	**-3,576.47**	**-664.74**	**7,397.95**	**-448.58**	**-5,232.80**

Fairway Four Townhomes
A/P Aging Summary
As of September 30, 2018

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Box Canyon Yard & Garden Works, Inc.	1,385.00	0.00	0.00	0.00	0.00	1,385.00
SMPA	33.00	0.00	0.00	0.00	0.00	33.00
Town of Mountain Village	1,414.48	0.00	0.00	0.00	0.00	1,414.48
TOTAL	**2,832.48**	**0.00**	**0.00**	**0.00**	**0.00**	**2,832.48**