



INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors of Charbonneau Country Club

We have reviewed the accompanying financial statements of Charbonneau Country Club, which comprise the balance sheet as of December 31, 2018, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion on the Financial Statements

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited Charbonneau Country Club's December 31, 2017 financial statements and stated that we were not aware of any material modification that should be made on those financial statements in our report dated April 12, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2017, is consistent, in all material respects, with the reviewed financial statements from which it has been derived.

Supplementary Information

The Supplementary Statements of Revenue and Expenses - Separated by Operating Funds and Reserve Funds are presented for the purposes of additional analysis and are not a required part of the financial statements. The information is the representation of management. The information has been subjected to the auditing procedure applied to the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have compiled the supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA; however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on it.

Hudspeth & Company, PC

Portland, Oregon
May 14, 2019

CHARBONNEAU COUNTRY CLUB

BALANCE SHEETS

December 31, 2018 (Reviewed) (With Comparative Totals for 2017 (Audited))

	Operating Fund	Reserve Fund	Totals 2018	2017
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	\$ 275,413	\$ 692,330	\$ 967,743	\$ 1,255,965
Certificates of Deposits	-	1,000,000	1,000,000	1,300,000
Assessments receivable	9,873	-	9,873	24,030
Prepaid expenses	51,697	-	51,697	24,231
Deposits	1,134	-	1,134	1,064
Total Current Assets	338,117	1,692,330	2,030,447	2,605,290
INVESTMENTS	-	200,232	200,232	200,432
IMPROVEMENTS AND EQUIPMENT, net of accumulated depreciation	1,761,387	-	-	1,216,830
Total Assets	<u>\$ 2,099,504</u>	<u>\$ 1,892,562</u>	<u>\$ 3,992,066</u>	<u>\$ 4,022,552</u>
LIABILITIES AND FUND BALANCES				
Accounts payable	\$ 16,423	\$ -	\$ 16,423	\$ 18,628
Unearned revenue	89,108	-	89,108	93,113
Payroll liabilities	532	-	532	418
Assessments received in advance	81,408	-	81,408	219,991
Refundable deposits	17,022	-	17,022	13,697
Total Current Liabilities	204,493	-	204,493	345,847
Fund balances	1,895,011	1,892,562	3,787,573	3,676,705
Total Liabilities and Fund Balances	<u>\$ 2,099,504</u>	<u>\$ 1,892,562</u>	<u>\$ 3,992,066</u>	<u>\$ 4,022,552</u>

The accompanying notes are an integral part of the financial statements.

CHARBONNEAU COUNTRY CLUB

STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2018 (Reviewed) (With Comparative Totals for 2017 (Audited))

	Operating Fund	Reserve Fund	Totals	
			2018	2017
REVENUE				
Member assessments	\$ 1,085,469	\$ 225,531	\$ 1,311,000	\$ 1,263,645
Rental income	7,273	-	7,273	10,820
Event income	25,615	-	25,615	23,795
Fitness center	38,605	-	38,605	38,195
Guest fees	959	-	959	1,491
Administrative service income	4,500	-	4,500	2,400
Interest income	-	30,592	30,592	24,128
Insurance claim	-	-	-	13,375
Miscellaneous income	32,412	-	32,412	22,540
	<u>1,194,833</u>	<u>256,123</u>	<u>1,450,956</u>	<u>1,400,389</u>
EXPENSES				
Salaries and wages	221,798	-	221,798	195,007
Payroll taxes	19,105	-	19,105	16,706
Employee benefits	34,451	-	34,451	28,936
Repairs and maintenance	58,237	72,773	131,010	175,409
Annex expenses	22,210	-	22,210	-
Landscape maintenance	249,995	-	249,995	250,759
Depreciation expense	108,727	-	108,727	116,822
Utilities	64,297	-	64,297	67,657
Insurance	47,048	-	47,048	33,675
Communications	41,040	-	41,040	43,212
Janitorial	29,593	-	29,593	29,359
Supplies	8,776	-	8,776	11,415
Clubhouse amenities	11,942	-	11,942	10,526
Projects	458	-	458	817
Filing fees	474	-	474	509
Community activities	18,942	-	18,942	17,411
Special events	29,084	-	29,084	27,350
Disaster preparedness	5,532	-	5,532	2,881
Civic affairs	10,600	-	10,600	9,730
Strategic planning	-	-	-	2,588
Fitness center	34,007	-	34,007	30,058
Office expenses	21,400	-	21,400	21,211
Professional fees	17,990	-	17,990	12,635
Taxes and licenses	1,068	-	1,068	1,068
Security	88,835	-	88,835	86,263
Management services	78,522	-	78,522	76,796
Dues	33,861	-	33,861	27,234
Lease	1,815	-	1,815	1,762
Income taxes	5,124	-	5,124	5,314
Personal property taxes	2,384	-	2,384	2,554
	<u>1,267,315</u>	<u>72,773</u>	<u>1,340,088</u>	<u>1,305,664</u>
(DEFICIT) EXCESS OF REVENUE OVER EXPENSES	(72,482)	183,350	110,868	94,725
BEGINNING FUND BALANCES	1,368,219	2,308,486	3,676,705	3,581,980
PERMANENT FUND TRANSFERS	<u>599,274</u>	<u>(599,274)</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 1,895,011</u>	<u>\$ 1,892,562</u>	<u>\$ 3,787,573</u>	<u>\$ 3,676,705</u>

The accompanying notes are an integral part of the financial statements.

CHARBONNEAU COUNTRY CLUB

STATEMENTS OF CASH FLOWS

For the Year Ended December 31, 2018 (Reviewed) (With Comparative Totals for 2017 (Audited))

	Operating Fund	Reserve Fund	Total 2018	Total 2017
CASH FLOWS FROM OPERATING ACTIVITIES				
Excess of revenue over expenses	\$ (72,482)	\$ 183,350	\$ 110,868	\$ 94,725
Adjustments to reconcile excess (deficit) of revenue over expenses to net cash provided (used) by operating activities:				
Depreciation	108,727		108,727	116,822
(Increase) decrease in:				
Assessments receivable	14,157	-	14,157	(13,685)
Prepaid expenses	(32,590)	-	(32,590)	3,174
Prepaid taxes	5,124	-	5,124	-
Increase (decrease) in:				
Accounts payable	(2,205)	-	(2,205)	(4,284)
Accrued expenses	114	-	114	109
Prepaid assessments	(138,583)	-	(138,583)	58,096
Deposits	3,255	-	3,255	(1,210)
Unearned revenue	(4,005)	-	(4,005)	15,312
Net Cash Provided (Used) by Operating Activities	<u>(118,488)</u>	<u>183,350</u>	<u>64,862</u>	<u>269,059</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of building and equipment	(653,284)	-	(653,284)	(15,802)
Permanent fund transfers	<u>599,274</u>	<u>(599,274)</u>	<u>-</u>	<u>-</u>
Net Cash Provided (Used) by Investing Activities	<u>(54,010)</u>	<u>(599,274)</u>	<u>(653,284)</u>	<u>(15,802)</u>
CASH FLOWS FROM FINANCING ACTIVITIES				
Purchase of investments	-	-	-	(1,200,000)
Redemption of Investments	<u>-</u>	<u>300,200</u>	<u>300,200</u>	<u>1,505,727</u>
Net Cash Provided (Used) by Investing Activities	<u>-</u>	<u>300,200</u>	<u>300,200</u>	<u>305,727</u>
Net Increase (Decrease) in Cash	(172,498)	(115,724)	(288,222)	558,984
CASH, beginning of year	<u>447,911</u>	<u>808,054</u>	<u>1,255,965</u>	<u>696,981</u>
CASH, end of year	<u>\$ 275,413</u>	<u>\$ 692,330</u>	<u>\$ 967,743</u>	<u>\$ 1,255,965</u>
SUMMARY OF CASH ACCOUNTS				
Operating fund			\$ 275,413	\$ 447,911
Designated for future repairs and replacements			<u>692,330</u>	<u>808,054</u>
			<u>\$ 967,743</u>	<u>\$ 1,255,965</u>
Supplemental Disclosure:				
Cash paid for income taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of the financial statements.

CHARBONNEAU COUNTRY CLUB

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 (Reviewed) and 2017 (Audited)

DESCRIPTION OF ORGANIZATION-

Charbonneau Country Club is a homeowners' association organized under the laws of the State of Oregon for the purpose of maintaining and preserving common property of Charbonneau Country Club. Charbonneau Country Club is a master planned community which consists of 1,587 residential units including single family homes, condominiums, townhomes, an assisted living center and apartments occupying a site of approximately 312 acres in Clackamas County, Oregon. During 2017, Charbonneau Range (40 single family homes) was annexed as additional property subject to the terms and conditions of Charbonneau Country Club. The common areas include a clubhouse, marina, tennis courts, RV yard, swimming pools and parks. The Association was incorporated on April 19, 1977.

SUMMARY OF SIGNIFICANT POLICIES-

Fund accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating fund

These funds are used to account for financial resources available for the general operations of the Association.

Reserve fund

These funds are used to accumulate financial resources designated for capital improvements and future major repairs and replacements. Disbursements generally may be made only for designated purposes.

Cash and cash equivalents

For purposes of the statements of cash flows, the Association considers all highly liquid instruments purchased with a maturity of three months or less to be cash equivalents.

Member assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions and major repairs and replacements. Assessments receivable at the balance sheet date represents fees due from unit owners. The Association's policy is to place liens on the properties of homeowners whose assessments are delinquent by 120 days or more. The Board of Directors determines the annual budget and members assessments. Any excess assessments at year end are retained by the Association for use in future years.

CHARBONNEAU COUNTRY CLUB

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 (Reviewed) and 2017 (Audited)

SUMMARY OF SIGNIFICANT POLICIES-(Continued)

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Interest income

Interest income is allocated to the operating and reserve funds in proportion to the interest-bearing deposits of each fund.

Income taxes

Homeowners' associations may be taxed either as homeowners' associations or as regular corporations.

If the Association elects to be taxed as a homeowner's Association, the Association is taxed on its net nonexempt function, such as interest earnings, at a flat 30% for federal, plus state. Exempt function income, which consists primarily of member assessments, is not taxable. As a regular corporation, membership income is exempt from taxations if certain elections are made, and the Association is taxed only on its net nonmembership income, such as interest earnings, at regular federal and state corporate rates.

Property, improvements and equipment

Common property consists of common area land and improvements which were contributed by the developer to the Association. The Association's duty is to maintain these assets after transfer.

In accordance with generally accepted accounting principles for common interest realty associations, such common property is not recognized as an asset since it is not anticipated that the common areas will generate significant revenues from members or nonmembers on the basis of usage. In addition, the property may not be sold or transferred at the discretion of the Board of Directors.

Property, improvements and equipment acquired by the Association are recorded at cost. Expenditures for ordinary maintenance and repairs are charged to expense. The assets are depreciated over their estimated useful lives using the straight-line method of depreciation.

Comprehensive income

The Association has no components of other comprehensive income. Comprehensive income consists of net unrealized gains or losses from certain securities.

ASSESSMENTS RECEIVABLE-

At December 31, 2018, the Association had assessments receivable of \$9,873 (\$24,030 in 2017). The Board of Directors has determined that all dues are collectible, and, therefore, no allowance for doubtful accounts is deemed necessary for the years ending December 31 2018 and 2017.

CHARBONNEAU COUNTRY CLUB

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 (Reviewed) and 2017 (Audited)

PROPERTY, IMPROVEMENTS AND EQUIPMENT-

Property, improvements and equipment consist of the following:

	<u>2018</u>	<u>2017</u>
Land and improvements	\$ 233,627	\$ 233,627
Clubhouse and equipment	3,652,612	2,999,328
Less accumulated depreciation	<u>(2,124,852)</u>	<u>(2,016,125)</u>
	<u>\$ 1,761,387</u>	<u>\$ 1,216,830</u>

Depreciation expense related to property, improvements and equipment was \$108,727 and \$116,822 for the years ending December 31, 2018 and 2017, respectively.

INVESTMENTS-

Investments consist of short-term investments in various certificates of deposit, with maturities ranging from six to thirteen months, earning interest at 2.05% to 2.20% and long-term investments in government and agency securities earning interest at 3.62%. The investments are recorded as held to maturity securities at cost.

	<u>2018</u>	<u>2017</u>
Certificates of deposit	\$ 999,796	\$ 1,299,346
Government bonds	<u>202,172</u>	<u>207,164</u>
Fair Market Value	<u>\$ 1,201,968</u>	<u>\$ 1,506,510</u>
Held-to-maturity investments at cost	<u>\$ 1,200,232</u>	<u>\$ 1,500,432</u>

The Held-to-maturity investments are recorded at cost which is equal to amortized cost since no premiums or discounts were paid. Fair market value over costs was \$1,736 at December 31, 2018. All the Certificates of deposit are held in accounts insured by the FDIC.

FUTURE MAJOR REPAIRS AND REPLACEMENTS-

The Association's governing documents require funds to be accumulated for improvements and future major repairs and replacement. Accumulated funds are held in a separate accounts and are generally not available for expenditures for normal operations. During 2018, \$599,274 was transferred to purchase a building located near the club house for community improvements.

During 2018, the Board updated an internal reserve study to estimate the remaining useful lives and replacement costs of components of common property. The Board is considering engaging an outside consultant to complete a reserve study during 2019. The table included in the compiled Supplementary Information on Future Major Repairs and Replacements is based on this study.

CHARBONNEAU COUNTRY CLUB

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 (Reviewed) and 2017 (Audited)

FUTURE MAJOR REPAIRS AND REPLACEMENTS-(Continued)

The Board will be funding such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the reserve fund. The funding requirement of \$408,319 (\$328,435 for the clubhouse of which \$269,548 is designated for capital improvements, \$28,410 for single family common property, \$18,179 for tennis, \$17,941 for RV yard, and \$15,354 for marina) was estimated and included in the 2019 budget.

Actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right to increase regular assessments, levy special assessments, subject to member approval, or it may delay major repairs and replacements until funds are available.

INCOME TAXES-

Income taxes are due on net investment income and non-membership fees. Income taxes are not considered due on membership dues. For the years ended December 31, 2018 and 2017, the Association was taxed as a homeowner's association. The Association has no deferred tax assets or liabilities. The Association is no longer subject to US federal and state tax examinations for years prior to 2016.

Income taxes for the years ended December 31, consisted of the following:

	<u>2018</u>	<u>2017</u>
Current: Federal	\$ 4,147	\$ 4,301
State	<u>977</u>	<u>1,013</u>
	<u>\$ 5,124</u>	<u>\$ 5,314</u>

CONCENTRATION OF CREDIT RISK-

At December 31, 2018, the Association had no interest-bearing demand accounts that exceeded FDIC limits on hand at financial institutions (\$76,296 in 2017). Accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 for assets in interest bearing accounts and non-interest bearing accounts.

CHARBONNEAU COUNTRY CLUB

NOTES TO FINANCIAL STATEMENTS

December 31, 2018 (Reviewed) and 2017 (Audited)

LEASES-

During March 2017, the Association extended their waterway lease for an additional 15 years with successive renewal ability for successive 15 year terms. The Association pays the State of Oregon an annual land lease for the property located under the water and docks maintained in the marina. All property improvements in excess of \$15,000 must have written approval by the lessor in advance. Lease expense was \$1,815 for the year ended December 31, 2018 and subsequent years subject to adjustments according to state law (\$1,762 in 2017).

The Association leases space for an exercise room. The current lease term is two years which expires on July 31, 2019. Lease expense was \$21,587 for the year ended December 31, 2018 which includes their pro-rata share of common area expenses (\$20,449 in 2017).

SIMPLE PENSION PLAN-

In 2001, the Association established a SIMPLE IRA plan with employer matching contributions up to 3% of compensation for all eligible employees. Employer matching contributions totaled \$5,698 for 2018 (\$5,125 in 2017).

SUBSEQUENT EVENTS-

During 2018, the Association purchased the building located near the clubhouse in the amount of \$620,000. The Association has hired professional advisors to determine the most cost effective means for creating useable common space for members. The Board has passed a current resolution to tear down the building and re-build yet the Board is still in the process of determining how to proceed based on community needs and input. Based on the findings, the Association may need to increase annual assessments, secure a bank loan, or levy a special assessment to cover costs. The cost of this project ranges from \$3 million to \$5 million depending on various plans. The outcome is unknown at this time and, therefore, is not reflected on these financial statements.

The Board has authorized the Association to enter into a Non-Binding Letter of Intent to initiate formal negotiations intended to lead to a formal proposal regarding the possible acquisition of or consolidation with Charbonneau Golf Club, Inc. The outcome is unknown at this time and, therefore, is not reflected on these financial statements.

CHARBONNEAU COUNTRY CLUB

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS (COMPILED)

December 31, 2018

The Association's Board of Directors updated a reserve study, prepared by the Association, during 2018 to estimate the remaining useful lives and replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement costs are updated on individual components of the reserves at various times. The study includes items with lives between three and thirty years.

The following information is based on the study and presents significant information about the components of common property:

<u>Components</u>	Estimated Remaining Useful Life (Years)	Estimated Future Replacement Costs	2019 Anticipated <u>Expenditures</u>
Clubhouse	0 to 24	\$ 2,651,874	\$ 24,000
Garden Terrace	2 to 26	159,500	-
Fitness Center	1 to 11	75,200	-
Office furniture and equipment	0 to 15	57,020	17,020
RV Yard	1 to 16	189,253	-
Marina	0 to 30	331,035	66,500
Tennis	0 to 25	293,051	14,860
Pool	0 to 30	549,832	12,000
Brick wall	5	65,500	-
Fence	7	87,000	-
Total		<u>\$ 4,459,265</u>	<u>\$ 134,380</u>

The Reserve Fund balance at December 31, 2018 was \$1,892,562.

See independent accountants' review report.

CHARBONNEAU COUNTRY CLUB

STATEMENTS OF REVENUE AND EXPENSES -SEPARATED BY OPERATING FUND

For the Year Ended December 31, 2018 (Reviewed)

(Supplemental Schedule 1)

	Clubhouse	Single Family	Tennis	RV Yard	Marina	Elimination	2018
REVENUE							
Member assessments	\$ 879,884	\$ 96,305	\$ 63,058	\$ 17,323	\$ 28,899	\$ -	\$ 1,085,469
Rental income	7,273	-	-	-	-	-	7,273
Event income	25,615	-	-	-	-	-	25,615
Fitness center	38,605	-	-	-	-	-	38,605
Guest fees	-	-	959	-	-	-	959
Administrative service income	24,380	-	-	-	-	(19,880)	4,500
Miscellaneous income	30,612	-	1,800	-	-	-	32,412
	<u>1,006,369</u>	<u>96,305</u>	<u>65,817</u>	<u>17,323</u>	<u>28,899</u>	<u>(19,880)</u>	<u>1,194,833</u>
EXPENSES							
Salaries and wages	221,798	-	-	-	-	-	221,798
Payroll taxes	19,105	-	-	-	-	-	19,105
Employee benefits	34,451	-	-	-	-	-	34,451
Repairs and maintenance	24,070	24,021	5,074	175	4,897	-	58,237
Annex expenses	22,210	-	-	-	-	-	22,210
Landscape maintenance	232,149	17,626	220	-	-	-	249,995
Depreciation expense	83,944	6,265	14,605	186	3,727	-	108,727
Utilities	24,865	21,738	12,499	4,168	1,027	-	64,297
Insurance	38,585	1,262	5,463	625	1,113	-	47,048
Communications	41,040	-	-	-	-	-	41,040
Janitorial	23,423	-	6,170	-	-	-	29,593
Supplies	2,332	6,444	-	-	-	-	8,776
Clubhouse amenities	11,942	-	-	-	-	-	11,942
Projects	-	-	458	-	-	-	458
Filing fees	474	-	-	-	-	-	474
Community activities	17,032	-	1,910	-	-	-	18,942
Special events	24,650	-	4,434	-	-	-	29,084
Disaster preparedness	5,532	-	-	-	-	-	5,532
Civic affairs	10,600	-	-	-	-	-	10,600
Strategic planning	-	-	-	-	-	-	-
Fitness center	34,007	-	-	-	-	-	34,007
Office expenses	21,400	-	-	-	-	-	21,400
Professional fees	17,990	-	-	-	-	-	17,990
Taxes and licenses	-	1,068	-	-	-	-	1,068
Security	88,835	-	-	-	-	-	88,835
Management services	45,765	15,804	9,849	5,304	1,800	-	78,522
Dues	33,861	-	-	-	-	-	33,861
Lease	-	-	-	-	1,815	-	1,815
Income taxes	5,124	-	-	-	-	-	5,124
Administrative services	-	7,000	7,280	3,100	2,500	(19,880)	-
Personal property taxes	2,384	-	-	-	-	-	2,384
Bad debts	-	-	-	-	-	-	-
	<u>1,087,568</u>	<u>101,228</u>	<u>67,962</u>	<u>13,558</u>	<u>16,879</u>	<u>(19,880)</u>	<u>1,267,315</u>
(DEFICIT) EXCESS OF REVENUE OVER EXPENSES	<u>\$ (81,199)</u>	<u>\$ (4,923)</u>	<u>\$ (2,145)</u>	<u>\$ 3,765</u>	<u>\$ 12,020</u>	<u>\$ -</u>	<u>\$ (72,482)</u>

The accompanying notes are an integral part of the financial statements.

CHARBONNEAU COUNTRY CLUB

STATEMENTS OF REVENUE AND EXPENSES -SEPARATED BY RESERVE FUND

For the Year Ended December 31, 2018 (Reviewed)

(Supplemental Schedule II)

	<u>Clubhouse</u>	<u>Single Family</u>	<u>Tennis</u>	<u>RV Yard</u>	<u>Marina</u>	<u>Capital Improvement</u>	<u>2018</u>
REVENUE							
Member assessments	\$ 75,499	\$ 26,755	\$ 14,585	\$ 13,652	\$ -	\$ 95,040	\$ 225,531
Interest income	18,090	4,441	2,186	1,769	179	3,927	30,592
Insurance claim	-	-	-	-	-	-	-
	<u>93,589</u>	<u>31,196</u>	<u>16,771</u>	<u>15,421</u>	<u>179</u>	<u>98,967</u>	<u>256,123</u>
EXPENSES							
Office expenses	-	-	-	-	-	-	-
Repairs and maintenance	<u>57,304</u>	<u>4,702</u>	<u>6,007</u>	<u>-</u>	<u>4,760</u>	<u>-</u>	<u>72,773</u>
	<u>57,304</u>	<u>4,702</u>	<u>6,007</u>	<u>-</u>	<u>4,760</u>	<u>-</u>	<u>72,773</u>
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES	<u>\$ 36,285</u>	<u>\$ 26,494</u>	<u>\$ 10,764</u>	<u>\$ 15,421</u>	<u>\$ (4,581)</u>	<u>\$ 98,967</u>	<u>\$ 183,350</u>

The accompanying notes are an integral part of the financial statements.