

Sunday September 30, 2007

Balance Sheet

Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2007

ASSETS

Reserves Cash & Invest

1057 Dain Rauscher Reserves \$60,228.75

1059 Dain Rauscher Accrued Int \$432.87

Total Reserves Cash & Invest \$60,661.62

Accounts Receivable

1095 Due from Operating \$6,200.00

Total Accounts Receivable \$6,200.00

TOTAL ASSETS \$66,861.62

EQUITY

Current Year Earnings-Asn \$1,444.00

Retained Earn-Res-PrYr \$82,673.33

Current Year Earnings-Res (\$17,255.71)

TOTAL EQUITY \$66,861.62

TOTAL LIABILITIES AND EQUITY \$66,861.62

Sunday September 30, 2007

Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2007

ASSETS

Operating Cash & Invest			
1010 Stapleton #2 CW Oper Acct	\$80,262.29		
1020 D Rauscher Deferred Maint	\$22,333.72		
	Total Operating Cash & Invest		\$102,596.01
Accounts Receivable			
1210 Accounts Receivable	\$2,114.05		
	Total Accounts Receivable		\$2,114.05
Prepaid Expenses			
1320 Prepaid Insurance	\$8,861.50		
	Total Prepaid Expenses		\$8,861.50
	TOTAL ASSETS		\$113,571.56

LIABILITIES

Current Liabilities			
2010 Accounts Payable	\$11,603.34		
2030 Advance Payments	\$4,734.23		
2050 Great Colorado Payback	\$20.00		
2060 Deferred Income	\$37,800.00		
2399 Insurance Payable	\$2,125.90		
2770 Due to Reserves	\$6,200.00		
	Total Current Liabilities		\$62,483.47
	TOTAL LIABILITIES		\$62,483.47

EQUITY

Current Year Earnings-Asn	(\$8,715.51)		
Retained Earn-Assn-Pr Yr	\$59,803.60		
	TOTAL EQUITY		\$51,088.09
	TOTAL LIABILITIES AND EQUITY		\$113,571.56

Sunday September 30, 2007

Unexpended Budget Report

Stapleton #2 2007 Reserve Budget

Stapleton 2 Reserve Fund Accrual Accounting Year Starts January 1, 2007

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserves Revenues								
9410 Reserve Income	0.00	722.00	(722.00)	4,307.50	6,498.00	(2,190.50)	8,664.00	4,356.50
9440 Reserves Interest Income	0.00	0.00	0.00	1,301.31	0.00	1,301.31	0.00	(1,301.31)
9441 Reserves Dividend Income	0.00	0.00	0.00	468.82	0.00	468.82	0.00	(468.82)
Total Reserves Revenues	0.00	722.00	(722.00)	6,077.63	6,498.00	(420.37)	8,664.00	2,586.37
TOTAL INCOME	0.00	722.00	(722.00)	6,077.63	6,498.00	(420.37)	8,664.00	2,586.37
EXPENSES								
Reserve Contributions								
5900 Reserve Contribution	0.00	0.00	0.00	(1,444.00)	0.00	(1,444.00)	0.00	1,444.00
Total Reserve Contributions	0.00	0.00	0.00	(1,444.00)	0.00	(1,444.00)	0.00	1,444.00
Reserves Expenditures								
9800 Reserve Expense	0.00	0.00	0.00	23,333.34	0.00	23,333.34	0.00	(23,333.34)
Total Reserves Expenditures	0.00	0.00	0.00	23,333.34	0.00	23,333.34	0.00	(23,333.34)
TOTAL EXPENSES	0.00	0.00	0.00	21,889.34	0.00	21,889.34	0.00	(21,889.34)
NET INCOME (LOSS)		722.00	(722.00)	(15,811.71)	6,498.00	(22,309.71)		

Sunday September 30, 2007

Stapleton #2 2007 Operating Budget

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2007

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	11,956.00	11,956.00	0.00	107,604.00	107,604.00	0.00	143,472.00	35,868.00
4080 Late Fee Income	60.00	0.00	60.00	418.18	0.00	418.18	0.00	(418.18)
4150 Interest Income	0.00	4.17	(4.17)	1,007.51	37.51	970.00	50.00	(957.51)
4160 Miscellaneous Income	0.00	0.00	0.00	236.00	0.00	236.00	0.00	(236.00)
Total Revenues	12,016.00	11,960.17	55.83	109,265.69	107,641.51	1,624.18	143,522.00	34,256.31
Reserves Revenues								
9410 Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserves Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	12,016.00	11,960.17	55.83	109,265.69	107,641.51	1,624.18	143,522.00	34,256.31
EXPENSES								
Operating Expense								
5010 Electricity	80.31	33.34	46.97	356.85	300.00	56.85	400.00	43.15
5070 Water & Sewer	1,315.82	208.34	1,107.48	3,086.42	1,875.00	1,211.42	2,500.00	(586.42)
Total Operating Expense	1,396.13	241.68	1,154.45	3,443.27	2,175.00	1,268.27	2,900.00	(543.27)
Maintenance Expense								
6050 Building Maintenance	930.00	258.33	671.67	6,098.00	2,324.99	3,773.01	3,100.00	(2,998.00)
6240 Grounds Maintenance	845.00	845.00	0.00	7,855.00	7,605.00	250.00	10,140.00	2,285.00
6245 Grounds Improvements	0.00	1,666.67	(1,666.67)	671.00	15,000.01	(14,329.01)	20,000.00	19,329.00
6400 Painting Expense	5,794.75	2,450.00	3,344.75	54,381.42	22,050.00	32,331.42	29,400.00	(24,981.42)
6410 Pest Control	0.00	83.34	(83.34)	0.00	750.00	(750.00)	1,000.00	1,000.00
6510 Snow Removal	0.00	750.00	(750.00)	7,530.00	6,750.00	780.00	9,000.00	1,470.00
6512 Sprinkler System Repairs	173.90	100.00	73.90	821.12	900.00	(78.88)	1,200.00	378.88
Total Maintenance Expense	7,743.65	6,153.34	1,590.31	77,356.54	55,380.00	21,976.54	73,840.00	(3,516.54)
Administration								
7030 Audit	0.00	141.67	(141.67)	0.00	1,275.01	(1,275.01)	1,700.00	1,700.00
7040 Bad Debts	0.00	250.00	(250.00)	5,776.10	2,250.00	3,526.10	3,000.00	(2,776.10)
7060 Copies & Printing	55.20	150.00	(94.80)	469.86	1,350.00	(880.14)	1,800.00	1,330.14
7110 Insurance	0.00	2,083.34	(2,083.34)	10,906.31	18,750.00	(7,843.69)	25,000.00	14,093.69
7120 Legal Services	95.00	500.00	(405.00)	1,050.00	4,500.00	(3,450.00)	6,000.00	4,950.00

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7125 Lien Fees Expense	0.00	14.59	(14.59)	0.00	131.25	(131.25)	175.00	175.00
7140 Management Fee	1,200.00	1,250.00	(50.00)	10,800.00	11,250.00	(450.00)	15,000.00	4,200.00
7230 Other Admin Expense	80.80	83.34	(2.54)	1,599.74	750.00	849.74	1,000.00	(599.74)
7250 Postage	0.00	33.34	(33.34)	81.38	300.00	(218.62)	400.00	318.62
7260 Reserve Study	0.00	333.34	(333.34)	0.00	3,000.00	(3,000.00)	4,000.00	4,000.00
Total Administration	1,431.00	4,839.62	(3,408.62)	30,683.39	43,556.26	(12,872.87)	58,075.00	27,391.61
Reserve Contributions								
5900 Reserve Contribution	722.00	722.00	0.00	6,498.00	6,498.00	0.00	8,664.00	2,166.00
Total Reserve Contributions	722.00	722.00	0.00	6,498.00	6,498.00	0.00	8,664.00	2,166.00
TOTAL EXPENSES	11,292.78	11,956.64	(663.86)	117,981.20	107,609.26	10,371.94	143,479.00	25,497.80
NET INCOME (LOSS)	723.22	3.53	719.69	(8,715.51)	32.25	(8,747.76)		