

Balance Sheet

Unaudited

Tuesday June 30, 2009 for Stapleton #2 Townhomes

Consolidated

Cash Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Invest Stapleton #2 CW Oper Acct	\$5,013.63	
Total Operating Cash & Invest		\$5,013.63
Reserves Cash & Invest RBC Wealth CD Account RBC Wealth Management	\$83,000.00 \$69,445.85	
Total Reserves Cash & Invest		\$152,445.85
Accounts Receivable Due from Reserves	(\$50.00)	
Total Accounts Receivable		(\$50.00)
Prepaid Expenses Prepaid Expenses Prepaid Insurance	\$1,771.59 \$6,952.98	
Total Prepaid Expenses		\$8,724.57
TOTAL ASSETS		<u>\$166,134.05</u>

LIABILITIES

Current Liabilities Accrued Payable Open Credits	\$555.55 \$486.00	
Total Current Liabilities		\$1,041.55
TOTAL LIABILITIES		<u>\$1,041.55</u>

EQUITY

Current Year Earnings-Asn Retained Earn-Pr Yr Current Year Earnings-Res	(\$10,510.29) \$134,517.55 \$41,085.24	
TOTAL EQUITY		<u>\$165,092.50</u>
TOTAL LIABILITIES AND EQUITY		<u>\$166,134.05</u>

Unexpended Budget Report

Tuesday June 30, 2009

Stapleton #2 2009 Operating Budget

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	15,876.00	15,876.00	0.00	95,256.00	95,256.00	0.00	190,512.00	95,256.00
4080 Late Fee Income	(40.00)	0.00	(40.00)	230.00	0.00	230.00	0.00	(230.00)
4150 Interest Income	0.00	4.16	(4.16)	0.00	25.01	(25.01)	50.00	50.00
4220 Fines	75.00	0.00	75.00	100.00	0.00	100.00	0.00	(100.00)
Total Revenues	15,911.00	15,880.16	30.84	95,586.00	95,281.01	304.99	190,562.00	94,976.00
EXPENSES								
Operating Expense								
5010 Electricity	40.08	37.50	2.58	240.40	225.00	15.40	450.00	209.60
5070 Water & Sewer	217.08	333.33	(116.25)	621.97	1,999.99	(1,378.02)	4,000.00	3,378.03
Total Operating Expense	257.16	370.83	(113.67)	862.37	2,224.99	(1,362.62)	4,450.00	3,587.63
Maintenance Expense								
6050 Building Maintenance	0.00	291.66	(291.66)	4,684.77	1,750.01	2,934.76	3,500.00	(1,184.77)
6240 Grounds Maintenance	820.00	845.00	(25.00)	5,872.00	4,945.00	927.00	10,015.00	4,143.00
6245 Grounds Improvements	2,320.00	2,083.33	236.67	26,130.00	12,499.99	13,630.01	25,000.00	(1,130.00)
6400 Painting Expense	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00
6510 Snow Removal	0.00	0.00	0.00	8,708.23	6,000.00	2,708.23	9,000.00	291.77
6512 Sprinkler System Repairs	1,076.83	500.00	576.83	1,679.91	3,000.00	(1,320.09)	6,000.00	4,320.09
Total Maintenance Expense	4,216.83	3,803.32	413.51	47,074.91	28,694.99	18,379.92	54,515.00	7,440.09
Administration								
7040 Bad Debts	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
7060 Copies & Printing	29.10	100.00	(70.90)	249.85	600.00	(350.15)	1,200.00	950.15
7100 Income Taxes	0.00	0.00	0.00	2,300.00	0.00	2,300.00	200.00	(2,100.00)
7110 Insurance	1,657.41	2,083.33	(425.92)	9,943.50	12,499.99	(2,556.49)	25,000.00	15,056.50
7120 Legal Services	340.00	333.34	6.66	580.00	1,999.99	(1,419.99)	4,000.00	3,420.00
7125 Lien Fees Expense	0.00	16.66	(16.66)	0.00	100.01	(100.01)	200.00	200.00
7140 Management Fee	1,300.00	1,300.00	0.00	7,800.00	7,800.00	0.00	15,600.00	7,800.00
7230 Other Admin Expense	156.37	83.33	73.04	766.37	499.99	266.38	1,000.00	233.63
7250 Postage	9.90	16.66	(6.76)	66.54	100.01	(33.47)	200.00	133.46

unaudited

Unexpended Budget Report

Tuesday June 30, 2009

unaudited

Stapleton #2 2009 Operating Budget (Continued)

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration	3,492.78	4,183.32	(690.54)	21,706.26	25,099.99	(3,393.73)	50,400.00	28,693.74
Reserve Contributions								
5900 Reserve Contribution	6,766.42	6,766.41	0.01	40,598.52	40,598.51	0.01	81,197.00	40,598.48
Total Reserve Contributions	6,766.42	6,766.41	0.01	40,598.52	40,598.51	0.01	81,197.00	40,598.48
TOTAL EXPENSES	14,733.19	15,123.88	(390.69)	110,242.06	96,618.48	13,623.58	190,562.00	80,319.94
NET INCOME (LOSS)	1,177.81	756.28	421.53	(14,656.06)	(1,337.47)	(13,318.59)		

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Unexpended Budget Report

Tuesday June 30, 2009

Stapleton #2 2009 Reserve Budget

Stapleton 2 Reserve Fund Accrual Accounting Year Starts January 1, 2009

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
INCOME								
Reserves Revenues								
9410 Reserve Income	6,766.42	6,766.41	0.01	40,598.52	40,598.51	0.01	81,197.00	40,598.48
9440 Reserves Interest Income	0.00	0.00	0.00	484.85	0.00	484.85	0.00	(484.85)
9441 Reserves Dividend Income	0.00	0.00	0.00	1.87	0.00	1.87	0.00	(1.87)
Total Reserves Revenues	6,766.42	6,766.41	0.01	41,085.24	40,598.51	486.73	81,197.00	40,111.76
TOTAL INCOME	6,766.42	6,766.41	0.01	41,085.24	40,598.51	486.73	81,197.00	40,111.76
NET INCOME (LOSS)	6,766.42	6,766.41	0.01	41,085.24	40,598.51	486.73		