

Balance Sheet
Monday August 31, 2009

Unaudited - For Management Purposes Only

Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Invest		
1010 Stapleton #2 CW Oper Acct	\$3,878.94	
Total Operating Cash & Invest		\$3,878.94
Accounts Receivable		
1210 Accounts Receivable	\$788.00	
Total Accounts Receivable		\$788.00
Prepaid Expenses		
1310 Prepaid Expenses	\$44.00	
1320 Prepaid Insurance	\$5,806.00	
Total Prepaid Expenses		\$5,850.00
TOTAL ASSETS		<u>\$10,516.94</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$3,719.22	
2020 Accrued Payable	\$138.00	
2030 Advance Payments	\$7,788.60	
2770 Due to Reserves	\$10,000.00	
Total Current Liabilities		\$21,645.82
TOTAL LIABILITIES		<u>\$21,645.82</u>

EQUITY

Current Year Earnings-Asn	(\$21,284.23)	
Retained Earn-Pr Yr	\$10,155.35	
TOTAL EQUITY		<u>(\$11,128.88)</u>
TOTAL LIABILITIES AND EQUITY		<u>\$10,516.94</u>

PRELIMINARY

Balance Sheet

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Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2009

ASSETS

Reserves Cash & Invest

1057 RBC Wealth Management

\$85,845.66

1059 RBC Accrued Int

\$496.21

1098 RBC Wealth CD Account

\$70,000.00

Total Reserves Cash & Invest

\$156,341.87

Accounts Receivable

1095 Due from Operating

\$10,000.00

Total Accounts Receivable

\$10,000.00

TOTAL ASSETS

\$166,341.87

EQUITY

Retained Earn-Pr Yr

\$111,105.18

Current Year Earnings-Res

\$55,236.69

TOTAL EQUITY

\$166,341.87

TOTAL LIABILITIES AND EQUITY

\$166,341.87

Unexpended Budget Report

Monday August 31, 2009

Unaudited - For Management Purposes Only

Stapleton #2 2009 Operating Budget

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

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
INCOME								
Revenues								
4010 Dues	15,876.00	15,876.00	0.00	127,008.00	127,008.00	0.00	190,512.00	63,504.00
4080 Late Fee Income	10.00	0.00	10.00	280.00	0.00	280.00	0.00	(280.00)
4150 Interest Income	0.00	4.16	(4.16)	0.00	33.34	(33.34)	50.00	50.00
4160 Miscellaneous Income	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
4220 Fines	(75.00)	0.00	(75.00)	(50.00)	0.00	(50.00)	0.00	50.00
Total Revenues	15,811.00	15,880.16	(69.16)	127,248.00	127,041.34	206.66	190,562.00	63,314.00
EXPENSES								
TOTAL INCOME	15,811.00	15,880.16	(69.16)	127,248.00	127,041.34	206.66	190,562.00	63,314.00
Operating Expense								
5010 Electricity	44.52	37.50	7.02	327.74	300.00	27.74	450.00	122.26
5070 Water & Sewer	384.24	333.33	50.91	1,279.63	2,666.66	(1,387.03)	4,000.00	2,720.37
Total Operating Expense	428.76	370.83	57.93	1,607.37	2,966.66	(1,359.29)	4,450.00	2,842.63
Maintenance Expense								
6050 Building Maintenance	1,982.00	291.66	1,690.34	6,816.77	2,333.34	4,483.43	3,500.00	(3,316.77)
6240 Grounds Maintenance	886.00	845.00	41.00	7,888.00	6,635.00	1,253.00	10,015.00	2,127.00
6245 Grounds Improvements	0.00	2,083.33	(2,083.33)	37,910.00	16,666.66	21,243.34	25,000.00	(12,910.00)
6400 Painting Expense	0.00	83.33	(83.33)	0.00	666.66	(666.66)	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	358.20	500.00	(141.80)	2,820.14	4,000.00	(1,179.86)	6,000.00	3,179.86
Total Maintenance Expense	3,226.20	3,803.32	(577.12)	64,143.14	36,301.66	27,841.48	54,515.00	(9,628.14)
Administration								
7030 Audit	0.00	0.00	0.00	2,300.00	0.00	2,300.00	0.00	(2,300.00)
7040 Bad Debts	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
7060 Copies & Printing	30.60	100.00	(69.40)	382.54	800.00	(417.46)	1,200.00	817.46
7100 Income Taxes	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00	200.00
7110 Insurance	1,688.00	2,083.33	(395.33)	13,349.15	16,666.66	(3,317.51)	25,000.00	11,650.85
7120 Legal Services	373.50	333.34	40.16	1,053.50	2,666.66	(1,613.16)	4,000.00	2,946.50
7125 Lien Fees Expense	0.00	16.66	(16.66)	0.00	133.34	(133.34)	200.00	200.00
7140 Management Fee	1,300.00	1,300.00	0.00	10,400.00	10,400.00	0.00	15,600.00	5,200.00
7230 Other Admin Expense	144.30	83.33	60.97	1,039.67	666.66	373.01	1,000.00	(39.67)

Unexpended Budget Report

Monday August 31, 2009

Unaudited - For Management Purposes Only

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)								
Administration (Continued)								
7250 Postage	51.48	16.66	34.82	125.50	133.34	(7.84)	200.00	74.50
Total Administration	3,587.88	4,383.32	(795.44)	28,650.36	33,666.66	(5,016.30)	50,400.00	21,749.64
Reserve Contributions								
5900 Reserve Contribution	6,766.42	6,766.41	0.01	54,131.36	54,131.34	0.02	81,197.00	27,065.64
Total Reserve Contributions	6,766.42	6,766.41	0.01	54,131.36	54,131.34	0.02	81,197.00	27,065.64
TOTAL EXPENSES	14,009.26	15,323.88	(1,314.62)	148,532.23	127,066.32	21,465.91	190,562.00	42,029.77
NET INCOME (LOSS)	1,801.74	556.28	1,245.46	(21,284.23)	(24.98)	(21,259.25)		

PRELIMINARY

Unexpended Budget Report

Monday August 31, 2009

Unaudited - For Management Purposes Only

Stapleton #2 2009 Reserve Budget

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

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserves Revenues								
9410 Reserve Income	6,766.42	6,766.41	0.01	54,131.36	54,131.34	0.02	81,197.00	27,065.64
9440 Reserves Interest Income	0.00	0.00	0.00	1,102.10	0.00	1,102.10	0.00	(1,102.10)
9441 Reserves Dividend Income	0.00	0.00	0.00	3.23	0.00	3.23	0.00	(3.23)
Total Reserves Revenues	6,766.42	6,766.41	0.01	55,236.69	54,131.34	1,105.35	81,197.00	25,960.31
TOTAL INCOME	6,766.42	6,766.41	0.01	55,236.69	54,131.34	1,105.35	81,197.00	25,960.31
NET INCOME (LOSS)	6,766.42	6,766.41	0.01	55,236.69	54,131.34	1,105.35		