

PRELIMINARY

Balance Sheet

Friday April 30, 2010

Unaudited - For Management Purposes Only

Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2010

ASSETS

Operating Cash & Invest		
1010 Stapleton #2 CW Oper Acct	\$20,580.77	
Total Operating Cash & Invest		\$20,580.77
Accounts Receivable		
1210 Accounts Receivable	\$1,087.00	
Total Accounts Receivable		\$1,087.00
Prepaid Expenses		
1310 Prepaid Expenses	\$352.00	
1320 Prepaid Insurance	\$5,046.00	
Total Prepaid Expenses		\$5,398.00
TOTAL ASSETS		<u>\$27,065.77</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$14,740.90	
2020 Accrued Payable	\$1,023.52	
2030 Advance Payments	\$9,321.00	
Total Current Liabilities		\$25,085.42
TOTAL LIABILITIES		<u>\$25,085.42</u>

EQUITY

Current Year Earnings-Asn	\$14,059.73	
Retained Earn-Pr Yr	(\$12,079.38)	
TOTAL EQUITY		<u>\$1,980.35</u>
TOTAL LIABILITIES AND EQUITY		<u>\$27,065.77</u>

Stapleton #2 2010 Operating Budget

Stapleton #2 Townhomes Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
INCOME													
Revenues													
4010 Dues	15,876.00	15,876.00	15,876.00	15,876.00									63,504.00
4080 Late Fee Income	50.00	(10.00)	30.00	20.00									90.00
4220 Fines				25.00									25.00
Total Revenues	15,926.00	15,866.00	15,906.00	15,921.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,619.00
EXPENSES													
TOTAL INCOME	15,926.00	15,866.00	15,906.00	15,921.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,619.00
Operating Expense													
5010 Electricity	48.48	51.52	51.52	51.52									203.04
5070 Water & Sewer	22.05	27.90	27.90	27.90									105.75
Total Operating Expense	70.53	79.42	79.42	79.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	308.79
Maintenance Expense													
6050 Building Maintenance	618.00	400.00											1,018.00
6240 Grounds Maintenance	972.00	972.00	972.00	972.00									3,888.00
6510 Snow Removal	1,328.45	4,215.98	1,739.56										7,283.99
Total Maintenance Expense	2,918.45	5,587.98	2,711.56	972.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,189.99
Administration				(3,140.00)									(3,140.00)
7040 Bad Debts				53.50									203.80
7060 Copies & Printing	93.40	31.00	25.90										203.80
7110 Insurance	1,688.00	1,688.00	1,688.00	1,688.00									6,752.00
7140 Management Fee	1,300.00	1,300.00	1,300.00	1,300.00									5,200.00
7230 Other Admin Expense	44.00	354.00	155.80	129.00									682.80
7250 Postage	4.13	8.26	11.61	5.89									29.89
Total Administration	3,129.53	3,381.26	3,181.31	36.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,728.49
Reserve Contributions													
5900 Reserve Contribution	6,833.00	6,833.00	6,833.00	6,833.00									27,332.00
Total Reserve Contributions	6,833.00	6,833.00	6,833.00	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,332.00
TOTAL EXPENSES	12,951.51	15,881.66	12,805.29	7,920.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,559.27
NET INCOME (LOSS)	2,974.49	(15.66)	3,100.71	8,000.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,059.73

PRELIMINARY

Unexpended Budget Report

Friday April 30, 2010

Unaudited - For Management Purposes Only

Stapleton #2 2010 Operating Budget

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2010

	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	63,504.00	63,504.00	0.00	190,512.00	127,008.00
4080 Late Fee Income	20.00	10.00	10.00	90.00	40.00	50.00	120.00	30.00
4220 Fines	25.00	0.00	25.00	25.00	25.00	0.00	100.00	75.00
Total Revenues	15,921.00	15,886.00	35.00	63,619.00	63,569.00	50.00	190,732.00	127,113.00
EXPENSES								
Operating Expense								
5010 Electricity	51.52	45.00	6.52	203.04	180.00	23.04	540.00	336.96
5070 Water & Sewer	27.90	325.00	(297.10)	105.75	1,300.00	(1,194.25)	3,900.00	3,794.25
Total Operating Expense	79.42	370.00	(290.58)	308.79	1,480.00	(1,171.21)	4,440.00	4,131.21
Maintenance Expense								
6050 Building Maintenance	0.00	850.00	(850.00)	1,018.00	3,500.00	(2,482.00)	10,400.00	9,382.00
6240 Grounds Maintenance	972.00	972.00	0.00	3,888.00	3,888.00	0.00	11,664.00	7,776.00
6245 Grounds Improvements	0.00	1,500.00	(1,500.00)	0.00	3,000.00	(3,000.00)	11,400.00	11,400.00
6400 Painting Expense	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	2,500.00	2,500.00
6510 Snow Removal	0.00	0.00	0.00	7,283.99	7,500.00	(216.01)	12,428.00	5,144.01
6512 Sprinkler System Repairs	0.00	700.00	(700.00)	0.00	700.00	(700.00)	3,900.00	3,900.00
Total Maintenance Expense	972.00	5,522.00	(4,550.00)	12,189.99	20,088.00	(7,898.01)	52,292.00	40,102.01
Administration								
7030 Audit	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	2,100.00
7040 Bad Debts	(3,140.00)	250.00	(3,390.00)	(3,140.00)	1,000.00	(4,140.00)	3,000.00	6,140.00
7060 Copies & Printing	53.50	100.00	(46.50)	203.80	400.00	(196.20)	1,200.00	996.20
7100 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
7110 Insurance	1,688.00	2,000.00	(312.00)	6,752.00	8,000.00	(1,248.00)	24,000.00	17,248.00
7120 Legal Services	0.00	300.00	(300.00)	0.00	1,200.00	(1,200.00)	3,600.00	3,600.00
7140 Management Fee	1,300.00	1,300.00	0.00	5,200.00	5,200.00	0.00	15,600.00	10,400.00
7230 Other Admin Expense	129.00	150.00	(21.00)	682.80	600.00	82.80	1,800.00	1,117.20
7250 Postage	5.89	25.00	(19.11)	29.89	100.00	(70.11)	300.00	270.11
Total Administration	36.39	4,125.00	(4,088.61)	9,728.49	16,500.00	(6,771.51)	52,000.00	42,271.51

Unexpended Budget Report

Friday April 30, 2010

Unaudited - For Management Purposes Only

PRELIMINARY

Stapleton #2 2010 Operating Budget (Continued)

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Reserve Contributions								
5900 Reserve Contribution	6,833.00	6,833.00	0.00	27,332.00	27,332.00	0.00	82,000.00	54,668.00
Total Reserve Contributions	6,833.00	6,833.00	0.00	27,332.00	27,332.00	0.00	82,000.00	54,668.00
TOTAL EXPENSES	7,920.81	16,850.00	(8,929.19)	49,559.27	65,400.00	(15,840.73)	190,732.00	141,172.73
NET INCOME (LOSS)	8,000.19	(964.00)	8,964.19	14,059.73	(1,831.00)	15,890.73		
UNEXPENDED (OVER EXPENDED)							(14,059.73)	

PRELIMINARY

Balance Sheet

Friday April 30, 2010

Unaudited - For Management Purposes Only

Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2010

ASSETS

Reserves Cash & Invest

1057 RBC Wealth Management

\$87,551.49

1059 RBC Accrued Int

\$33.97

1098 RBC Wealth CD Account

\$120,000.00

Total Reserves Cash & Invest

\$207,585.46

Accounts Receivable

1096 Accounts Receivable

\$13,666.00

Total Accounts Receivable

\$13,666.00

TOTAL ASSETS

\$221,251.46

EQUITY

Retained Earn-Pr Yr

\$193,690.87

Current Year Earnings-Res

\$27,560.59

TOTAL EQUITY

\$221,251.46

TOTAL LIABILITIES AND EQUITY

\$221,251.46

PRELIMINARY

Twelve Month Actuals
Friday April 30, 2010

Unaudited - For Management Purposes Only

Stapleton #2 2010 Reserve Budget

Stapleton 2 Reserve Fund Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
INCOME													
Reserves Revenues													
9410 Reserve Income	6,833.00	6,833.00	6,833.00	6,833.00									27,332.00
9440 Reserve Dividend/Interest	54.89	59.92	113.78										228.59
Total Reserves Revenues	6,887.89	6,892.92	6,946.78	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,560.59
TOTAL INCOME	6,887.89	6,892.92	6,946.78	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,560.59
NET INCOME (LOSS)	6,887.89	6,892.92	6,946.78	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,560.59

PRELIMINARY

Unexpended Budget Report

Friday April 30, 2010

Unaudited - For Management Purposes Only

Stapleton #2 2010 Reserve Budget

Stapleton 2 Reserve Fund Accrual Accounting Year Starts January 1, 2010

	Month To Date			Variance	Year To Date			Annual Budget	
	Actual	Budget	Variance		Actual	Budget	Variance	Budget	Unexpended
INCOME									
Reserves Revenues									
9410 Reserve Income	6,833.00	6,833.00	0.00		27,332.00	27,332.00	0.00	82,000.00	54,668.00
9440 Reserve Dividend/Interest	0.00	0.00	0.00		228.59	0.00	228.59	0.00	(228.59)
Total Reserves Revenues	6,833.00	6,833.00	0.00		27,560.59	27,332.00	228.59	82,000.00	54,439.41
TOTAL INCOME	6,833.00	6,833.00	0.00		27,560.59	27,332.00	228.59	82,000.00	54,439.41
NET INCOME (LOSS)	6,833.00	6,833.00			27,560.59	27,332.00	228.59	82,000.00	
UNEXPENDED (OVER EXPENDED)									54,439.41