

PRELIMINARY

Balance Sheet

Monday May 31, 2010 for Stapleton #2 Townhomes

Unaudited - For Management Purposes Only

Consolidated

Accrual Accounting Year Starts January 1, 2010

ASSETS

Operating Cash & Invest		
1010 Stapleton #2 CW Oper Acct	\$8,261.52	
Total Operating Cash & Invest		\$8,261.52
Reserves Cash & Invest		
1057 RBC Wealth Management	\$108,110.56	
1059 RBC Accrued Int	\$33.97	
1098 RBC Wealth CD Account	\$120,000.00	
Total Reserves Cash & Invest		\$228,144.53
Accounts Receivable		
1210 Accounts Receivable	\$1,545.00	
Total Accounts Receivable		\$1,545.00
Prepaid Expenses		
1310 Prepaid Expenses	\$308.00	
1320 Prepaid Insurance	\$3,358.00	
Total Prepaid Expenses		\$3,666.00
TOTAL ASSETS		<u>\$241,617.05</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$7,763.80	
2020 Accrued Payable	\$51.52	
2030 Advance Payments	\$7,422.00	
Total Current Liabilities		\$15,237.32
TOTAL LIABILITIES		<u>\$15,237.32</u>

EQUITY

Current Year Earnings-Asn	\$10,314.58	
Retained Earn-Pr Yr	\$181,611.49	
Current Year Earnings-Res	\$34,453.66	
TOTAL EQUITY		<u>\$226,379.73</u>
TOTAL LIABILITIES AND EQUITY		<u>\$241,617.05</u>

PRELIMINARY

Twelve Month Actuals
Monday May 31, 2010

Unaudited - For Management Purposes Only

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	15,876.00								79,380.00
4080 Late Fee Income	50.00	(10.00)	30.00	20.00	70.00								160.00
4220 Fines				25.00									25.00
Total Revenues	15,926.00	15,866.00	15,906.00	15,921.00	15,946.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,565.00
EXPENSES													
Operating Expense													
5010 Electricity	48.48	51.52	51.52	51.52	51.52								254.56
5070 Water & Sewer	22.05	27.90	27.90	27.90	155.90								261.65
Total Operating Expense	70.53	79.42	79.42	79.42	207.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	516.21
Maintenance Expense													
6050 Building Maintenance	618.00	400.00			1,539.00								2,557.00
6240 Grounds Maintenance	972.00	972.00	972.00	972.00	972.00								4,860.00
6510 Snow Removal	1,328.45	4,215.98	1,739.56		4,462.90								11,746.89
Total Maintenance Expense	2,918.45	5,587.98	2,711.56	972.00	6,973.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,163.89
Administration													
7030 Audit					2,500.00								2,500.00
7040 Bad Debts				(3,140.00)									(3,140.00)
7060 Copies & Printing	93.40	31.00	25.90	53.50	44.05								247.85
7110 Insurance	1,688.00	1,688.00	1,688.00	1,688.00	1,688.00								8,440.00
7140 Management Fee	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00								6,500.00
7230 Other Admin Expense	44.00	354.00	155.80	129.00	133.00								815.80
7250 Postage	4.13	8.26	11.61	5.89	11.78								41.67
Total Administration	3,129.53	3,381.26	3,181.31	36.39	5,676.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,405.32
Reserve Contributions													
5900 Reserve Contribution	6,833.00	6,833.00	6,833.00	6,833.00	6,833.00								34,165.00
Total Reserve Contributions	6,833.00	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	34,165.00
TOTAL EXPENSES	12,951.51	15,881.66	12,805.29	7,920.81	19,691.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,250.42
NET INCOME (LOSS)	2,974.49	(15.66)	3,100.71	8,000.19	(3,745.15)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,314.58

PRELIMINARY

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Stapleton #2 2010 Operating Budget

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

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Actual		Budget	Unexpended
INCOME									
Revenues									
4010 Dues	15,876.00	15,876.00	0.00	79,380.00	79,380.00	0.00	0.00	190,512.00	111,132.00
4080 Late Fee Income	70.00	10.00	60.00	160.00	50.00	110.00	110.00	120.00	(40.00)
4220 Fines	0.00	0.00	0.00	25.00	25.00	0.00	0.00	100.00	75.00
Total Revenues	15,946.00	15,886.00	60.00	79,565.00	79,455.00	110.00	110.00	190,732.00	111,167.00
EXPENSES									
Operating Expense									
5010 Electricity	51.52	45.00	6.52	254.56	225.00	29.56	29.56	540.00	285.44
5070 Water & Sewer	155.90	325.00	(169.10)	261.65	1,625.00	(1,363.35)	(1,363.35)	3,900.00	3,638.35
Total Operating Expense	207.42	370.00	(162.58)	516.21	1,850.00	(1,333.79)	(1,333.79)	4,440.00	3,923.79
Maintenance Expense									
6050 Building Maintenance	1,539.00	850.00	689.00	2,557.00	4,350.00	(1,793.00)	(1,793.00)	10,400.00	7,843.00
6240 Grounds Maintenance	972.00	972.00	0.00	4,860.00	4,860.00	0.00	0.00	11,664.00	6,804.00
6245 Grounds Improvements	0.00	1,500.00	(1,500.00)	0.00	4,500.00	(4,500.00)	(4,500.00)	11,400.00	11,400.00
6400 Painting Expense	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	(2,000.00)	2,500.00	2,500.00
6510 Snow Removal	4,462.90	0.00	4,462.90	11,746.89	7,500.00	4,246.89	4,246.89	12,428.00	681.11
6512 Sprinkler System Repairs	0.00	500.00	(500.00)	0.00	1,200.00	(1,200.00)	(1,200.00)	3,900.00	3,900.00
Total Maintenance Expense	6,973.90	4,322.00	2,651.90	19,163.89	24,410.00	(5,246.11)	(5,246.11)	52,292.00	33,128.11
Administration									
7030 Audit	2,500.00	2,100.00	400.00	2,500.00	2,100.00	400.00	400.00	2,100.00	(400.00)
7040 Bad Debts	0.00	250.00	(250.00)	(3,140.00)	1,250.00	(4,390.00)	(4,390.00)	3,000.00	6,140.00
7060 Copies & Printing	44.05	100.00	(55.95)	247.85	500.00	(252.15)	(252.15)	1,200.00	952.15
7100 Income Taxes	0.00	400.00	(400.00)	0.00	400.00	(400.00)	(400.00)	400.00	400.00
7110 Insurance	1,688.00	2,000.00	(312.00)	8,440.00	10,000.00	(1,560.00)	(1,560.00)	24,000.00	15,560.00
7120 Legal Services	0.00	300.00	(300.00)	0.00	1,500.00	(1,500.00)	(1,500.00)	3,600.00	3,600.00
7140 Management Fee	1,300.00	1,300.00	0.00	6,500.00	6,500.00	0.00	0.00	15,600.00	9,100.00
7230 Other Admin Expense	133.00	150.00	(17.00)	815.80	750.00	65.80	65.80	1,800.00	984.20
7250 Postage	11.78	25.00	(13.22)	41.67	125.00	(83.33)	(83.33)	300.00	258.33
Total Administration	5,676.83	6,625.00	(948.17)	15,405.32	23,125.00	(7,719.68)	(7,719.68)	52,000.00	36,594.68

PRELIMINARY

Unexpended Budget Report
Monday May 31, 2010

Unaudited - For Management Purposes Only

Stapleton #2 2010 Operating Budget (Continued)

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

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
EXPENSES (Continued)								
Reserve Contributions								
5900 Reserve Contribution	6,833.00	6,833.00	0.00	34,165.00	34,165.00	0.00	82,000.00	47,835.00
Total Reserve Contributions	6,833.00	6,833.00	0.00	34,165.00	34,165.00	0.00	82,000.00	47,835.00
TOTAL EXPENSES	19,691.15	18,150.00	1,541.15	69,250.42	83,550.00	(14,299.58)	190,732.00	121,481.58
NET INCOME (LOSS)	(3,745.15)	(2,264.00)	(1,481.15)	10,314.58	(4,095.00)	14,409.58		
UNEXPENDED (OVER EXPENDED)								(10,314.58)

PRELIMINARY

Balance Sheet Monday May 31, 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	\$108,110.56
1059 RBC Accrued Int	\$33.97
1098 RBC Wealth CD Account	\$120,000.00

Total Reserves Cash & Invest	\$228,144.53
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TOTAL ASSETS	<u>\$228,144.53</u>
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EQUITY

Retained Earn-Pr Yr	\$193,690.87
Current Year Earnings-Res	\$34,453.66

TOTAL EQUITY	<u>\$228,144.53</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$228,144.53</u>
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PRELIMINARY

Twelve Month Actuals

Monday May 31, 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	6,833.00	6,833.00							34,165.00
9440 Reserve Dividend/Interest	54.89	59.92	113.78	60.07									288.66
Total Reserves Revenues	6,887.89	6,892.92	6,946.78	6,893.07	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,453.66
TOTAL INCOME	6,887.89	6,892.92	6,946.78	6,893.07	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,453.66
NET INCOME (LOSS)	6,887.89	6,892.92	6,946.78	6,893.07	6,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,453.66

PRELIMINARY

Unexpended Budget Report

Monday May 31, 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			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	34,165.00	34,165.00	0.00	82,000.00	47,835.00
9440 Reserve Dividend/Interest	0.00	0.00	0.00	288.66	0.00	288.66	0.00	(288.66)
Total Reserves Revenues	6,833.00	6,833.00	0.00	34,453.66	34,165.00	288.66	82,000.00	47,546.34
TOTAL INCOME	6,833.00	6,833.00	0.00	34,453.66	34,165.00	288.66	82,000.00	47,546.34
NET INCOME (LOSS)	6,833.00	6,833.00		34,453.66	34,165.00	288.66	82,000.00	
UNEXPENDED (OVER EXPENDED)								47,546.34