

# Balance Sheet

Wednesday, July 31, 2013

## Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2013

### ASSETS

#### Reserves Cash & Invest

|                               |              |
|-------------------------------|--------------|
| 1057 ST#2 RBC Wealth Mgmt     | \$30,387.26  |
| 1059 RBC Accrued Int          | \$280.69     |
| 1098 ST#2 RBC Wealth CD Acct  | \$266,475.84 |
| 1140 ST#2 RBC Govt Bonds Etc. | \$16,257.51  |

|                              |              |
|------------------------------|--------------|
| Total Reserves Cash & Invest | \$313,401.30 |
|------------------------------|--------------|

|              |                     |
|--------------|---------------------|
| TOTAL ASSETS | <u>\$313,401.30</u> |
|--------------|---------------------|

### EQUITY

|                           |              |
|---------------------------|--------------|
| Retained Earn-Pr Yr       | \$250,389.87 |
| Current Year Earnings-Res | \$63,011.43  |

|              |                     |
|--------------|---------------------|
| TOTAL EQUITY | <u>\$313,401.30</u> |
|--------------|---------------------|

|                              |                     |
|------------------------------|---------------------|
| TOTAL LIABILITIES AND EQUITY | <u>\$313,401.30</u> |
|------------------------------|---------------------|

# Balance Sheet

Wednesday, July 31, 2013

## Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2013

### ASSETS

|                                |                               |             |                    |
|--------------------------------|-------------------------------|-------------|--------------------|
| Operating Cash & Invest        |                               |             |                    |
| 1010 Stapleton #2 CW Oper Acct |                               | \$22,320.45 |                    |
|                                | Total Operating Cash & Invest |             | \$22,320.45        |
| Accounts Receivable            |                               |             |                    |
| 1210 Accounts Receivable       |                               | \$832.00    |                    |
|                                | Total Accounts Receivable     |             | \$832.00           |
| Prepaid Expenses               |                               |             |                    |
| 1310 Prepaid Expenses          |                               | \$396.00    |                    |
| 1320 Prepaid Insurance         |                               | \$8,910.25  |                    |
|                                | Total Prepaid Expenses        |             | \$9,306.25         |
|                                | TOTAL ASSETS                  |             | <u>\$32,458.70</u> |

### LIABILITIES

|                       |                           |             |                    |
|-----------------------|---------------------------|-------------|--------------------|
| Current Liabilities   |                           |             |                    |
| 2010 Accounts Payable |                           | \$6,814.05  |                    |
| 2030 Advance Payments |                           | \$11,235.96 |                    |
| 2040 Open Credits     |                           | \$1,125.00  |                    |
|                       | Total Current Liabilities |             | \$19,175.01        |
|                       | TOTAL LIABILITIES         |             | <u>\$19,175.01</u> |

### EQUITY

|                           |                              |             |                    |
|---------------------------|------------------------------|-------------|--------------------|
| Current Year Earnings-Asn |                              | \$13,798.32 |                    |
| Retained Earn-Pr Yr       |                              | (\$514.63)  |                    |
|                           | TOTAL EQUITY                 |             | <u>\$13,283.69</u> |
|                           | TOTAL LIABILITIES AND EQUITY |             | <u>\$32,458.70</u> |

# Unexpended Budget Report

Wednesday, July 31, 2013

## Stapleton #2 2013 Reserves

Stapleton 2 Reserve Fund Accrual Accounting Year Starts January 1, 2013

|                                | Month To Date |          |          | Year To Date |           |          | Annual Budget |            |
|--------------------------------|---------------|----------|----------|--------------|-----------|----------|---------------|------------|
|                                | Actual        | Budget   | Variance | Actual       | Budget    | Variance | Budget        | Unexpended |
| INCOME                         |               |          |          |              |           |          |               |            |
| Reserves Revenues              |               |          |          |              |           |          |               |            |
| 9410 Reserve Income            | 8,687.00      | 8,687.00 | 0.00     | 60,809.00    | 60,809.00 | 0.00     | 104,246.00    | 43,437.00  |
| 9440 Reserve Dividend/Interest | 225.39        | 0.00     | 225.39   | 2,202.43     | 0.00      | 2,202.43 | 0.00          | (2,202.43) |
| Total Reserves Revenues        | 8,912.39      | 8,687.00 | 225.39   | 63,011.43    | 60,809.00 | 2,202.43 | 104,246.00    | 41,234.57  |
| TOTAL INCOME                   | 8,912.39      | 8,687.00 | 225.39   | 63,011.43    | 60,809.00 | 2,202.43 | 104,246.00    | 41,234.57  |
| NET INCOME (LOSS)              | 8,912.39      | 8,687.00 | 225.39   | 63,011.43    | 60,809.00 | 2,202.43 | 104,246.00    |            |
| UNEXPENDED (OVER EXPENDED)     |               |          |          |              |           |          |               | 41,234.57  |

# Unexpended Budget Report

Wednesday, July 31, 2013

## Stapleton #2 2013 Operating

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2013

|                               | Month To Date |           |            | Year To Date |            |             | Annual Budget |            |
|-------------------------------|---------------|-----------|------------|--------------|------------|-------------|---------------|------------|
|                               | Actual        | Budget    | Variance   | Actual       | Budget     | Variance    | Budget        | Unexpended |
| <b>INCOME</b>                 |               |           |            |              |            |             |               |            |
| Revenues                      |               |           |            |              |            |             |               |            |
| 4010 Dues                     | 18,620.00     | 18,620.00 | 0.00       | 130,340.00   | 130,340.00 | 0.00        | 223,440.00    | 93,100.00  |
| 4080 Late Fee Income          | 30.00         | 10.00     | 20.00      | 170.00       | 120.00     | 50.00       | 200.00        | 30.00      |
| 4100 Legal Fee Income         | 0.00          | 50.00     | (50.00)    | 11.00        | 325.00     | (314.00)    | 500.00        | 489.00     |
| Total Revenues                | 18,650.00     | 18,680.00 | (30.00)    | 130,521.00   | 130,785.00 | (264.00)    | 224,140.00    | 93,619.00  |
| <b>TOTAL INCOME</b>           | 18,650.00     | 18,680.00 | (30.00)    | 130,521.00   | 130,785.00 | (264.00)    | 224,140.00    | 93,619.00  |
| <b>EXPENSES</b>               |               |           |            |              |            |             |               |            |
| Operating Expense             |               |           |            |              |            |             |               |            |
| 5010 Electricity              | 55.84         | 60.00     | (4.16)     | 391.60       | 420.00     | (28.40)     | 720.00        | 328.40     |
| 5070 Water & Sewer            | 979.22        | 755.00    | 224.22     | 1,871.38     | 1,925.00   | (53.62)     | 5,500.00      | 3,628.62   |
| Total Operating Expense       | 1,035.06      | 815.00    | 220.06     | 2,262.98     | 2,345.00   | (82.02)     | 6,220.00      | 3,957.02   |
| Maintenance Expense           |               |           |            |              |            |             |               |            |
| 6050 Building Maintenance     | 75.00         | 2,000.00  | (1,925.00) | 518.25       | 12,000.00  | (11,481.75) | 20,000.00     | 19,481.75  |
| 6080 Concrete Repairs         | 0.00          | 0.00      | 0.00       | 0.00         | 3,000.00   | (3,000.00)  | 3,000.00      | 3,000.00   |
| 6240 Grounds Maintenance      | 926.00        | 727.00    | 199.00     | 4,691.00     | 5,089.00   | (398.00)    | 8,724.00      | 4,033.00   |
| 6245 Grounds Improvements     | 4,465.00      | 1,000.00  | 3,465.00   | 9,184.00     | 6,000.00   | 3,184.00    | 10,000.00     | 816.00     |
| 6400 Painting Expense         | 0.00          | 0.00      | 0.00       | 0.00         | 500.00     | (500.00)    | 500.00        | 500.00     |
| 6410 Pest Control             | 0.00          | 0.00      | 0.00       | 1,070.22     | 0.00       | 1,070.22    | 0.00          | (1,070.22) |
| 6480 Roof Maintenance         | 140.50        | 0.00      | 140.50     | 339.00       | 3,000.00   | (2,661.00)  | 3,000.00      | 2,661.00   |
| 6510 Snow Removal             | 0.00          | 0.00      | 0.00       | 7,372.50     | 5,400.00   | 1,972.50    | 14,000.00     | 6,627.50   |
| 6512 Sprinkler System Repairs | 387.99        | 500.00    | (112.01)   | 1,513.50     | 1,000.00   | 513.50      | 2,500.00      | 986.50     |
| Total Maintenance Expense     | 5,994.49      | 4,227.00  | 1,767.49   | 24,688.47    | 35,989.00  | (11,300.53) | 61,724.00     | 37,035.53  |
| Administration                |               |           |            |              |            |             |               |            |
| 7030 Audit                    | 0.00          | 0.00      | 0.00       | 2,600.00     | 2,500.00   | 100.00      | 2,500.00      | (100.00)   |
| 7040 Bad Debts                | 0.00          | 500.00    | (500.00)   | 0.00         | 1,000.00   | (1,000.00)  | 1,000.00      | 1,000.00   |
| 7060 Copies & Printing        | 26.45         | 100.00    | (73.55)    | 218.34       | 550.00     | (331.66)    | 1,000.00      | 781.66     |
| 7100 Income Taxes             | 0.00          | 0.00      | 0.00       | 0.00         | 200.00     | (200.00)    | 200.00        | 200.00     |
| 7110 Insurance                | 2,197.68      | 2,250.00  | (52.32)    | 15,383.70    | 15,750.00  | (366.30)    | 27,000.00     | 11,616.30  |
| 7119 Legal - Collections      | 0.00          | 40.00     | (40.00)    | 0.00         | 280.00     | (280.00)    | 400.00        | 400.00     |
| 7120 Legal - General          | 0.00          | 0.00      | 0.00       | 16.00        | 800.00     | (784.00)    | 1,000.00      | 984.00     |
| 7140 Management Fee           | 1,400.00      | 1,400.00  | 0.00       | 9,800.00     | 9,800.00   | 0.00        | 16,800.00     | 7,000.00   |

# Unexpended Budget Report

Wednesday, July 31, 2013

## Stapleton #2 2013 Operating (Continued)

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2013

|                             | Month To Date |           |            | Year To Date |            |             | Annual Budget |             |
|-----------------------------|---------------|-----------|------------|--------------|------------|-------------|---------------|-------------|
|                             | Actual        | Budget    | Variance   | Actual       | Budget     | Variance    | Budget        | Unexpended  |
| EXPENSES (Continued)        |               |           |            |              |            |             |               |             |
| Administration (Continued)  |               |           |            |              |            |             |               |             |
| 7230 Other Admin Expense    | 165.35        | 150.00    | 15.35      | 884.90       | 1,050.00   | (165.10)    | 1,800.00      | 915.10      |
| 7250 Postage                | 5.52          | 20.00     | (14.48)    | 59.29        | 150.00     | (90.71)     | 250.00        | 190.71      |
| Total Administration        | 3,795.00      | 4,460.00  | (665.00)   | 28,962.23    | 32,080.00  | (3,117.77)  | 51,950.00     | 22,987.77   |
| Reserve Contributions       |               |           |            |              |            |             |               |             |
| 5900 Reserve Contribution   | 8,687.00      | 8,687.00  | 0.00       | 60,809.00    | 60,809.00  | 0.00        | 104,246.00    | 43,437.00   |
| Total Reserve Contributions | 8,687.00      | 8,687.00  | 0.00       | 60,809.00    | 60,809.00  | 0.00        | 104,246.00    | 43,437.00   |
| TOTAL EXPENSES              | 19,511.55     | 18,189.00 | 1,322.55   | 116,722.68   | 131,223.00 | (14,500.32) | 224,140.00    | 107,417.32  |
| NET INCOME (LOSS)           | (861.55)      | 491.00    | (1,352.55) | 13,798.32    | (438.00)   | 14,236.32   |               |             |
| UNEXPENDED (OVER EXPENDED)  |               |           |            |              |            |             |               | (13,798.32) |

Unaudited - For Management Purposes Only