

# Balance Sheet

Monday, June 30, 2014

## Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2014

### ASSETS

#### Reserves Cash & Invest

|                               |              |
|-------------------------------|--------------|
| 1057 ST#2 RBC Wealth Mgmt     | \$35,452.62  |
| 1059 RBC Accrued Int          | \$895.09     |
| 1098 ST#2 RBC Wealth CD Acct  | \$296,921.60 |
| 1140 ST#2 RBC Govt Bonds Etc. | \$84,403.46  |

|                              |              |
|------------------------------|--------------|
| Total Reserves Cash & Invest | \$417,672.77 |
|------------------------------|--------------|

|              |                     |
|--------------|---------------------|
| TOTAL ASSETS | <u>\$417,672.77</u> |
|--------------|---------------------|

### EQUITY

|                           |              |
|---------------------------|--------------|
| Retained Earn-Pr Yr       | \$359,621.03 |
| Current Year Earnings-Res | \$58,051.74  |

|              |                     |
|--------------|---------------------|
| TOTAL EQUITY | <u>\$417,672.77</u> |
|--------------|---------------------|

|                              |                     |
|------------------------------|---------------------|
| TOTAL LIABILITIES AND EQUITY | <u>\$417,672.77</u> |
|------------------------------|---------------------|

# Balance Sheet

Monday, June 30, 2014

## Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2014

### ASSETS

|                                |             |             |                    |
|--------------------------------|-------------|-------------|--------------------|
| Operating Cash & Invest        |             |             |                    |
| 1010 Stapleton #2 CW Oper Acct | \$32,701.35 |             |                    |
| Total Operating Cash & Invest  |             | \$32,701.35 |                    |
| Accounts Receivable            |             |             |                    |
| 1210 Accounts Receivable       | \$317.00    |             |                    |
| Total Accounts Receivable      |             | \$317.00    |                    |
| Prepaid Expenses               |             |             |                    |
| 1310 Prepaid Expenses          | \$600.00    |             |                    |
| 1320 Prepaid Insurance         | \$7,433.12  |             |                    |
| Total Prepaid Expenses         |             | \$8,033.12  |                    |
| TOTAL ASSETS                   |             |             | <u>\$41,051.47</u> |

### LIABILITIES

|                           |             |             |                    |
|---------------------------|-------------|-------------|--------------------|
| Current Liabilities       |             |             |                    |
| 2010 Accounts Payable     | \$4,854.78  |             |                    |
| 2030 Advance Payments     | \$12,676.96 |             |                    |
| 2040 Open Credits         | \$40.00     |             |                    |
| Total Current Liabilities |             | \$17,571.74 |                    |
| TOTAL LIABILITIES         |             |             | <u>\$17,571.74</u> |

### EQUITY

|                              |             |  |                    |
|------------------------------|-------------|--|--------------------|
| Current Year Earnings-Asn    | \$19,311.68 |  |                    |
| Retained Earn-Pr Yr          | \$4,168.05  |  |                    |
| TOTAL EQUITY                 |             |  | <u>\$23,479.73</u> |
| TOTAL LIABILITIES AND EQUITY |             |  | <u>\$41,051.47</u> |

# Unexpended Budget Report

Monday, June 30, 2014

## Stapleton #2 2014 Reserves

Stapleton 2 Reserve Fund Accrual Accounting Year Starts January 1, 2014

|                                | Month To Date |          |          | Year To Date |           |          | Annual Budget |            |
|--------------------------------|---------------|----------|----------|--------------|-----------|----------|---------------|------------|
|                                | Actual        | Budget   | Variance | Actual       | Budget    | Variance | Budget        | Unexpended |
| INCOME                         |               |          |          |              |           |          |               |            |
| Reserves Revenues              |               |          |          |              |           |          |               |            |
| 9410 Reserve Income            | 9,075.50      | 9,075.50 | 0.00     | 54,453.00    | 54,453.00 | 0.00     | 108,906.00    | 54,453.00  |
| 9440 Reserve Dividend/Interest | 1,475.71      | 0.00     | 1,475.71 | 3,598.74     | 0.00      | 3,598.74 | 0.00          | (3,598.74) |
| Total Reserves Revenues        | 10,551.21     | 9,075.50 | 1,475.71 | 58,051.74    | 54,453.00 | 3,598.74 | 108,906.00    | 50,854.26  |
| TOTAL INCOME                   | 10,551.21     | 9,075.50 | 1,475.71 | 58,051.74    | 54,453.00 | 3,598.74 | 108,906.00    | 50,854.26  |
| NET INCOME (LOSS)              | 10,551.21     | 9,075.50 | 1,475.71 | 58,051.74    | 54,453.00 | 3,598.74 | 108,906.00    |            |
| UNEXPENDED (OVER EXPENDED)     |               |          |          |              |           |          |               | 50,854.26  |

# Unexpended Budget Report

Monday, June 30, 2014

## Stapleton #2 2014 Operating

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2014

|                               | Month To Date |           |          | Year To Date |            |             | Annual Budget |            |
|-------------------------------|---------------|-----------|----------|--------------|------------|-------------|---------------|------------|
|                               | Actual        | Budget    | Variance | Actual       | Budget     | Variance    | Budget        | Unexpended |
| <b>INCOME</b>                 |               |           |          |              |            |             |               |            |
| Revenues                      |               |           |          |              |            |             |               |            |
| 4010 Dues                     | 19,600.00     | 19,600.00 | 0.00     | 117,600.00   | 117,600.00 | 0.00        | 235,200.00    | 117,600.00 |
| 4080 Late Fee Income          | 20.00         | 20.00     | 0.00     | 130.00       | 110.00     | 20.00       | 200.00        | 70.00      |
| 4100 Legal Fee Income         | 31.00         | 25.00     | 6.00     | 805.96       | 275.00     | 530.96      | 500.00        | (305.96)   |
| Total Revenues                | 19,651.00     | 19,645.00 | 6.00     | 118,535.96   | 117,985.00 | 550.96      | 235,900.00    | 117,364.04 |
| <b>TOTAL INCOME</b>           | 19,651.00     | 19,645.00 | 6.00     | 118,535.96   | 117,985.00 | 550.96      | 235,900.00    | 117,364.04 |
| <b>EXPENSES</b>               |               |           |          |              |            |             |               |            |
| Operating Expense             |               |           |          |              |            |             |               |            |
| 5010 Electricity              | 56.60         | 60.00     | (3.40)   | 339.20       | 360.00     | (20.80)     | 720.00        | 380.80     |
| 5070 Water & Sewer            | 326.31        | 800.00    | (473.69) | 490.81       | 1,170.00   | (679.19)    | 5,500.00      | 5,009.19   |
| Total Operating Expense       | 382.91        | 860.00    | (477.09) | 830.01       | 1,530.00   | (699.99)    | 6,220.00      | 5,389.99   |
| Maintenance Expense           |               |           |          |              |            |             |               |            |
| 6050 Building Maintenance     | 1,403.12      | 0.00      | 1,403.12 | 2,580.26     | 10,000.00  | (7,419.74)  | 20,000.00     | 17,419.74  |
| 6080 Concrete Repairs         | 0.00          | 416.66    | (416.66) | 0.00         | 2,500.01   | (2,500.01)  | 5,000.00      | 5,000.00   |
| 6240 Grounds Maintenance      | 926.00        | 727.00    | 199.00   | 3,765.00     | 4,362.00   | (597.00)    | 8,724.00      | 4,959.00   |
| 6245 Grounds Improvements     | 1,454.78      | 1,000.00  | 454.78   | 1,851.03     | 5,000.00   | (3,148.97)  | 10,000.00     | 8,148.97   |
| 6400 Painting Expense         | 4,500.00      | 500.00    | 4,000.00 | 4,500.00     | 500.00     | 4,000.00    | 500.00        | (4,000.00) |
| 6410 Pest Control             | 0.00          | 600.00    | (600.00) | 195.00       | 1,000.00   | (805.00)    | 1,500.00      | 1,305.00   |
| 6480 Roof Maintenance         | 0.00          | 0.00      | 0.00     | 759.00       | 3,000.00   | (2,241.00)  | 3,000.00      | 2,241.00   |
| 6510 Snow Removal             | 0.00          | 0.00      | 0.00     | 5,340.00     | 8,000.00   | (2,660.00)  | 14,000.00     | 8,660.00   |
| 6512 Sprinkler System Repairs | 791.97        | 500.00    | 291.97   | 791.97       | 1,000.00   | (208.03)    | 3,000.00      | 2,208.03   |
| Total Maintenance Expense     | 9,075.87      | 3,743.66  | 5,332.21 | 19,782.26    | 35,362.01  | (15,579.75) | 65,724.00     | 45,941.74  |
| Administration                |               |           |          |              |            |             |               |            |
| 7030 Audit                    | 0.00          | 0.00      | 0.00     | 0.00         | 2,600.00   | (2,600.00)  | 2,600.00      | 2,600.00   |
| 7040 Bad Debts                | 0.00          | 0.00      | 0.00     | 0.00         | 500.00     | (500.00)    | 1,000.00      | 1,000.00   |
| 7060 Copies & Printing        | 70.94         | 100.00    | (29.06)  | 184.15       | 450.00     | (265.85)    | 1,000.00      | 815.85     |
| 7100 Income Taxes             | 0.00          | 0.00      | 0.00     | 0.00         | 200.00     | (200.00)    | 200.00        | 200.00     |
| 7110 Insurance                | 2,295.08      | 2,500.00  | (204.92) | 13,770.48    | 15,000.00  | (1,229.52)  | 30,000.00     | 16,229.52  |
| 7119 Legal - Collections      | 0.00          | 40.00     | (40.00)  | 0.00         | 240.00     | (240.00)    | 400.00        | 400.00     |
| 7120 Legal - General          | 31.00         | 200.00    | (169.00) | 805.96       | 800.00     | 5.96        | 1,000.00      | 194.04     |
| 7140 Management Fee           | 1,400.00      | 1,400.00  | 0.00     | 8,400.00     | 8,400.00   | 0.00        | 16,800.00     | 8,400.00   |

# Unexpended Budget Report

Monday, June 30, 2014

## Stapleton #2 2014 Operating (Continued)

Stapleton #2 Townhomes Accrual Accounting Year Starts January 1, 2014

|                             | Month To Date |           |            | Year To Date |            |             | Annual Budget |             |
|-----------------------------|---------------|-----------|------------|--------------|------------|-------------|---------------|-------------|
|                             | Actual        | Budget    | Variance   | Actual       | Budget     | Variance    | Budget        | Unexpended  |
| EXPENSES (Continued)        |               |           |            |              |            |             |               |             |
| Administration (Continued)  |               |           |            |              |            |             |               |             |
| 7230 Other Admin Expense    | 174.30        | 150.00    | 24.30      | 964.30       | 900.00     | 64.30       | 1,800.00      | 835.70      |
| 7250 Postage                | 5.97          | 30.00     | (24.03)    | 34.12        | 130.00     | (95.88)     | 250.00        | 215.88      |
| Total Administration        | 3,977.29      | 4,420.00  | (442.71)   | 24,159.01    | 29,220.00  | (5,060.99)  | 55,050.00     | 30,890.99   |
| Reserve Contributions       |               |           |            |              |            |             |               |             |
| 5900 Reserve Contribution   | 9,075.50      | 9,075.50  | 0.00       | 54,453.00    | 54,453.00  | 0.00        | 108,906.00    | 54,453.00   |
| Total Reserve Contributions | 9,075.50      | 9,075.50  | 0.00       | 54,453.00    | 54,453.00  | 0.00        | 108,906.00    | 54,453.00   |
| TOTAL EXPENSES              | 22,511.57     | 18,099.16 | 4,412.41   | 99,224.28    | 120,565.01 | (21,340.73) | 235,900.00    | 136,675.72  |
| NET INCOME (LOSS)           | (2,860.57)    | 1,545.84  | (4,406.41) | 19,311.68    | (2,580.01) | 21,891.69   |               |             |
| UNEXPENDED (OVER EXPENDED)  |               |           |            |              |            |             |               | (19,311.68) |