

Balance Sheet

Thursday, July 31, 2014

Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Invest

1057 ST#2 RBC Wealth Mgmt	\$57,121.16
1059 RBC Accrued Int	\$895.09
1098 ST#2 RBC Wealth CD Acct	\$282,783.60
1140 ST#2 RBC Govt Bonds Etc.	\$82,652.52
1158 Unrealized Gain/Loss Inv.	(\$3,181.60)

Total Reserves Cash & Invest \$420,270.77

TOTAL ASSETS \$420,270.77

EQUITY

Retained Earn-Pr Yr	\$352,799.74
Current Year Earnings-Res	\$67,471.03

TOTAL EQUITY \$420,270.77

TOTAL LIABILITIES AND EQUITY \$420,270.77

Balance Sheet

Thursday, July 31, 2014

Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest			
1010 Stapleton #2 CW Oper Acct		\$23,146.90	
	Total Operating Cash & Invest		\$23,146.90
Accounts Receivable			
1210 Accounts Receivable		\$855.00	
	Total Accounts Receivable		\$855.00
Prepaid Expenses			
1310 Prepaid Expenses		\$525.00	
1320 Prepaid Insurance		\$12,411.25	
	Total Prepaid Expenses		\$12,936.25
	TOTAL ASSETS		<u>\$36,938.15</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$3,861.67	
2030 Advance Payments		\$11,561.96	
	Total Current Liabilities		\$15,423.63
	TOTAL LIABILITIES		<u>\$15,423.63</u>

EQUITY

Current Year Earnings-Asn		\$14,746.47	
Retained Earn-Pr Yr		\$6,768.05	
	TOTAL EQUITY		<u>\$21,514.52</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$36,938.15</u>

Unexpended Budget Report

Thursday, July 31, 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	63,528.50	63,528.50	0.00	108,906.00	45,377.50
9440 Reserve Dividend/Interest	343.79	0.00	343.79	3,942.53	0.00	3,942.53	0.00	(3,942.53)
Total Reserves Revenues	9,419.29	9,075.50	343.79	67,471.03	63,528.50	3,942.53	108,906.00	41,434.97
TOTAL INCOME	9,419.29	9,075.50	343.79	67,471.03	63,528.50	3,942.53	108,906.00	41,434.97
NET INCOME (LOSS)	9,419.29	9,075.50	343.79	67,471.03	63,528.50	3,942.53	108,906.00	
UNEXPENDED (OVER EXPENDED)								41,434.97

Unexpended Budget Report

Thursday, July 31, 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
INCOME								
Revenues								
4010 Dues	19,600.00	19,600.00	0.00	137,200.00	137,200.00	0.00	235,200.00	98,000.00
4080 Late Fee Income	20.00	10.00	10.00	150.00	120.00	30.00	200.00	50.00
4100 Legal Fee Income	31.00	50.00	(19.00)	836.96	325.00	511.96	500.00	(336.96)
Total Revenues	19,651.00	19,660.00	(9.00)	138,186.96	137,645.00	541.96	235,900.00	97,713.04
TOTAL INCOME	19,651.00	19,660.00	(9.00)	138,186.96	137,645.00	541.96	235,900.00	97,713.04
EXPENSES								
Operating Expense								
5010 Electricity	56.72	60.00	(3.28)	395.92	420.00	(24.08)	720.00	324.08
5070 Water & Sewer	882.50	755.00	127.50	1,373.31	1,925.00	(551.69)	5,500.00	4,126.69
Total Operating Expense	939.22	815.00	124.22	1,769.23	2,345.00	(575.77)	6,220.00	4,450.77
Maintenance Expense								
6050 Building Maintenance	922.00	2,000.00	(1,078.00)	3,502.26	12,000.00	(8,497.74)	20,000.00	16,497.74
6080 Concrete Repairs	0.00	416.67	(416.67)	0.00	2,916.68	(2,916.68)	5,000.00	5,000.00
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	0.00	1,000.00	(1,000.00)	1,851.03	6,000.00	(4,148.97)	10,000.00	8,148.97
6400 Painting Expense	4,850.00	0.00	4,850.00	9,350.00	500.00	8,850.00	500.00	(8,850.00)
6410 Pest Control	0.00	100.00	(100.00)	195.00	1,100.00	(905.00)	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	968.45	500.00	468.45	1,760.42	1,500.00	260.42	3,000.00	1,239.58
Total Maintenance Expense	7,666.45	4,743.67	2,922.78	27,448.71	40,105.68	(12,656.97)	65,724.00	38,275.29
Administration								
7030 Audit	0.00	0.00	0.00	2,600.00	2,600.00	0.00	2,600.00	0.00
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	31.80	100.00	(68.20)	215.95	550.00	(334.05)	1,000.00	784.05
7100 Income Taxes	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
7110 Insurance	2,295.12	2,500.00	(204.88)	16,065.60	17,500.00	(1,434.40)	30,000.00	13,934.40
7119 Legal - Collections	0.00	40.00	(40.00)	0.00	280.00	(280.00)	400.00	400.00
7120 Legal - General	31.00	0.00	31.00	836.96	800.00	36.96	1,000.00	163.04
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

Thursday, July 31, 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	172.80	150.00	22.80	1,137.10	1,050.00	87.10	1,800.00	662.90
7250 Postage	4.32	20.00	(15.68)	38.44	150.00	(111.56)	250.00	211.56
Total Administration	3,935.04	4,710.00	(774.96)	30,694.05	33,930.00	(3,235.95)	55,050.00	24,355.95
Reserve Contributions								
5900 Reserve Contribution	9,075.50	9,075.50	0.00	63,528.50	63,528.50	0.00	108,906.00	45,377.50
Total Reserve Contributions	9,075.50	9,075.50	0.00	63,528.50	63,528.50	0.00	108,906.00	45,377.50
TOTAL EXPENSES	21,616.21	19,344.17	2,272.04	123,440.49	139,909.18	(16,468.69)	235,900.00	112,459.51
NET INCOME (LOSS)	(1,965.21)	315.83	(2,281.04)	14,746.47	(2,264.18)	17,010.65		
UNEXPENDED (OVER EXPENDED)								(14,746.47)

Unaudited - For Management Purposes Only