

# Balance Sheet

Sunday, August 31, 2014

## Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2014

### ASSETS

#### Reserves Cash & Invest

|                                |              |
|--------------------------------|--------------|
| 1057 ST#2 RBC Wealth Mgmt      | \$22,133.21  |
| 1059 RBC Accrued Int           | \$895.09     |
| 1098 ST#2 RBC Wealth CD Acct   | \$307,783.60 |
| 1140 ST#2 RBC Govt Bonds Etc.  | \$102,206.08 |
| 1158 Unrealized Gain/Loss Inv. | (\$3,181.60) |

Total Reserves Cash & Invest \$429,836.38

TOTAL ASSETS \$429,836.38

### EQUITY

|                           |              |
|---------------------------|--------------|
| Retained Earn-Pr Yr       | \$352,799.74 |
| Current Year Earnings-Res | \$77,036.64  |

TOTAL EQUITY \$429,836.38

TOTAL LIABILITIES AND EQUITY \$429,836.38

# Balance Sheet

Sunday, August 31, 2014

## Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2014

### ASSETS

|                                |                               |             |                    |
|--------------------------------|-------------------------------|-------------|--------------------|
| Operating Cash & Invest        |                               |             |                    |
| 1010 Stapleton #2 CW Oper Acct |                               | \$23,136.75 |                    |
|                                | Total Operating Cash & Invest |             | \$23,136.75        |
| Accounts Receivable            |                               |             |                    |
| 1210 Accounts Receivable       |                               | \$1,357.00  |                    |
|                                | Total Accounts Receivable     |             | \$1,357.00         |
| Prepaid Expenses               |                               |             |                    |
| 1310 Prepaid Expenses          |                               | \$450.00    |                    |
| 1320 Prepaid Insurance         |                               | \$12,179.91 |                    |
|                                | Total Prepaid Expenses        |             | \$12,629.91        |
|                                | TOTAL ASSETS                  |             | <u>\$37,123.66</u> |

### LIABILITIES

|                       |                           |             |                    |
|-----------------------|---------------------------|-------------|--------------------|
| Current Liabilities   |                           |             |                    |
| 2010 Accounts Payable |                           | \$21,041.19 |                    |
| 2030 Advance Payments |                           | \$9,213.96  |                    |
|                       | Total Current Liabilities |             | \$30,255.15        |
|                       | TOTAL LIABILITIES         |             | <u>\$30,255.15</u> |

### EQUITY

|                           |                              |            |                    |
|---------------------------|------------------------------|------------|--------------------|
| Current Year Earnings-Asn |                              | \$100.46   |                    |
| Retained Earn-Pr Yr       |                              | \$6,768.05 |                    |
|                           | TOTAL EQUITY                 |            | <u>\$6,868.51</u>  |
|                           | TOTAL LIABILITIES AND EQUITY |            | <u>\$37,123.66</u> |

# Unexpended Budget Report

Sunday, August 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     | 72,604.00    | 72,604.00 | 0.00     | 108,906.00    | 36,302.00  |
| 9440 Reserve Dividend/Interest | 490.11        | 0.00     | 490.11   | 4,432.64     | 0.00      | 4,432.64 | 0.00          | (4,432.64) |
| Total Reserves Revenues        | 9,565.61      | 9,075.50 | 490.11   | 77,036.64    | 72,604.00 | 4,432.64 | 108,906.00    | 31,869.36  |
| TOTAL INCOME                   | 9,565.61      | 9,075.50 | 490.11   | 77,036.64    | 72,604.00 | 4,432.64 | 108,906.00    | 31,869.36  |
| NET INCOME (LOSS)              | 9,565.61      | 9,075.50 | 490.11   | 77,036.64    | 72,604.00 | 4,432.64 | 108,906.00    |            |
| UNEXPENDED (OVER EXPENDED)     |               |          |          |              |           |          |               | 31,869.36  |

# Unexpended Budget Report

Sunday, August 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  |
| <b>INCOME</b>                 |               |           |            |              |            |             |               |             |
| Revenues                      |               |           |            |              |            |             |               |             |
| 4010 Dues                     | 19,600.00     | 19,600.00 | 0.00       | 156,800.00   | 156,800.00 | 0.00        | 235,200.00    | 78,400.00   |
| 4080 Late Fee Income          | 50.00         | 10.00     | 40.00      | 200.00       | 130.00     | 70.00       | 200.00        | 0.00        |
| 4100 Legal Fee Income         | 0.00          | 25.00     | (25.00)    | 836.96       | 350.00     | 486.96      | 500.00        | (336.96)    |
| Total Revenues                | 19,650.00     | 19,635.00 | 15.00      | 157,836.96   | 157,280.00 | 556.96      | 235,900.00    | 78,063.04   |
| <b>TOTAL INCOME</b>           | 19,650.00     | 19,635.00 | 15.00      | 157,836.96   | 157,280.00 | 556.96      | 235,900.00    | 78,063.04   |
| <b>EXPENSES</b>               |               |           |            |              |            |             |               |             |
| Operating Expense             |               |           |            |              |            |             |               |             |
| 5010 Electricity              | 55.96         | 60.00     | (4.04)     | 451.88       | 480.00     | (28.12)     | 720.00        | 268.12      |
| 5070 Water & Sewer            | 898.70        | 1,050.00  | (151.30)   | 2,272.01     | 2,975.00   | (702.99)    | 5,500.00      | 3,227.99    |
| Total Operating Expense       | 954.66        | 1,110.00  | (155.34)   | 2,723.89     | 3,455.00   | (731.11)    | 6,220.00      | 3,496.11    |
| Maintenance Expense           |               |           |            |              |            |             |               |             |
| 6050 Building Maintenance     | 0.00          | 2,000.00  | (2,000.00) | 3,502.26     | 14,000.00  | (10,497.74) | 20,000.00     | 16,497.74   |
| 6080 Concrete Repairs         | 18,699.12     | 416.66    | 18,282.46  | 18,699.12    | 3,333.34   | 15,365.78   | 5,000.00      | (13,699.12) |
| 6240 Grounds Maintenance      | 926.00        | 727.00    | 199.00     | 5,617.00     | 5,816.00   | (199.00)    | 8,724.00      | 3,107.00    |
| 6245 Grounds Improvements     | 0.00          | 1,000.00  | (1,000.00) | 1,851.03     | 7,000.00   | (5,148.97)  | 10,000.00     | 8,148.97    |
| 6400 Painting Expense         | 0.00          | 0.00      | 0.00       | 9,350.00     | 500.00     | 8,850.00    | 500.00        | (8,850.00)  |
| 6410 Pest Control             | 0.00          | 0.00      | 0.00       | 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 | 386.41        | 500.00    | (113.59)   | 2,146.83     | 2,000.00   | 146.83      | 3,000.00      | 853.17      |
| Total Maintenance Expense     | 20,011.53     | 4,643.66  | 15,367.87  | 47,460.24    | 44,749.34  | 2,710.90    | 65,724.00     | 18,263.76   |
| 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          | 0.00      | 0.00       | 0.00         | 1,000.00   | (1,000.00)  | 1,000.00      | 1,000.00    |
| 7060 Copies & Printing        | 21.53         | 100.00    | (78.47)    | 237.48       | 650.00     | (412.52)    | 1,000.00      | 762.52      |
| 7100 Income Taxes             | 0.00          | 0.00      | 0.00       | 0.00         | 200.00     | (200.00)    | 200.00        | 200.00      |
| 7110 Insurance                | 2,655.75      | 2,500.00  | 155.75     | 18,721.35    | 20,000.00  | (1,278.65)  | 30,000.00     | 11,278.65   |
| 7119 Legal - Collections      | 0.00          | 40.00     | (40.00)    | 0.00         | 320.00     | (320.00)    | 400.00        | 400.00      |
| 7120 Legal - General          | 0.00          | 0.00      | 0.00       | 836.96       | 800.00     | 36.96       | 1,000.00      | 163.04      |
| 7140 Management Fee           | 1,400.00      | 1,400.00  | 0.00       | 11,200.00    | 11,200.00  | 0.00        | 16,800.00     | 5,600.00    |

# Unexpended Budget Report

Sunday, August 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    | 173.20        | 150.00    | 23.20       | 1,310.30     | 1,200.00   | 110.30     | 1,800.00      | 489.70     |
| 7250 Postage                | 3.84          | 20.00     | (16.16)     | 42.28        | 170.00     | (127.72)   | 250.00        | 207.72     |
| Total Administration        | 4,254.32      | 4,210.00  | 44.32       | 34,948.37    | 38,140.00  | (3,191.63) | 55,050.00     | 20,101.63  |
| Reserve Contributions       |               |           |             |              |            |            |               |            |
| 5900 Reserve Contribution   | 9,075.50      | 9,075.50  | 0.00        | 72,604.00    | 72,604.00  | 0.00       | 108,906.00    | 36,302.00  |
| Total Reserve Contributions | 9,075.50      | 9,075.50  | 0.00        | 72,604.00    | 72,604.00  | 0.00       | 108,906.00    | 36,302.00  |
| TOTAL EXPENSES              | 34,296.01     | 19,039.16 | 15,256.85   | 157,736.50   | 158,948.34 | (1,211.84) | 235,900.00    | 78,163.50  |
| NET INCOME (LOSS)           | (14,646.01)   | 595.84    | (15,241.85) | 100.46       | (1,668.34) | 1,768.80   |               |            |
| UNEXPENDED (OVER EXPENDED)  |               |           |             |              |            |            |               | (100.46)   |