

# Balance Sheet

Tuesday, September 30, 2014

## Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2014

### ASSETS

#### Reserves Cash & Invest

|                                |              |
|--------------------------------|--------------|
| 1057 ST#2 RBC Wealth Mgmt      | \$32,292.93  |
| 1059 RBC Accrued Int           | \$895.09     |
| 1098 ST#2 RBC Wealth CD Acct   | \$307,783.60 |
| 1140 ST#2 RBC Govt Bonds Etc.  | \$101,440.51 |
| 1158 Unrealized Gain/Loss Inv. | (\$3,181.60) |

Total Reserves Cash & Invest \$439,230.53

TOTAL ASSETS \$439,230.53

### EQUITY

|                           |              |
|---------------------------|--------------|
| Retained Earn-Pr Yr       | \$352,799.74 |
| Current Year Earnings-Res | \$86,430.79  |

TOTAL EQUITY \$439,230.53

TOTAL LIABILITIES AND EQUITY \$439,230.53

# Balance Sheet

Tuesday, September 30, 2014

## Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2014

### ASSETS

|                                |                               |             |                    |
|--------------------------------|-------------------------------|-------------|--------------------|
| Operating Cash & Invest        |                               |             |                    |
| 1010 Stapleton #2 CW Oper Acct |                               | \$8,006.04  |                    |
|                                | Total Operating Cash & Invest |             | \$8,006.04         |
| Accounts Receivable            |                               |             |                    |
| 1210 Accounts Receivable       |                               | \$1,244.96  |                    |
|                                | Total Accounts Receivable     |             | \$1,244.96         |
| Prepaid Expenses               |                               |             |                    |
| 1310 Prepaid Expenses          |                               | \$375.00    |                    |
| 1320 Prepaid Insurance         |                               | \$11,948.57 |                    |
|                                | Total Prepaid Expenses        |             | \$12,323.57        |
|                                | TOTAL ASSETS                  |             | <u>\$21,574.57</u> |

### LIABILITIES

|                       |                           |            |                    |
|-----------------------|---------------------------|------------|--------------------|
| Current Liabilities   |                           |            |                    |
| 2010 Accounts Payable |                           | \$2,482.21 |                    |
| 2030 Advance Payments |                           | \$9,403.96 |                    |
| 2040 Open Credits     |                           | \$477.96   |                    |
|                       | Total Current Liabilities |            | \$12,364.13        |
|                       | TOTAL LIABILITIES         |            | <u>\$12,364.13</u> |

### EQUITY

|                           |                              |            |                    |
|---------------------------|------------------------------|------------|--------------------|
| Current Year Earnings-Asn |                              | \$2,442.39 |                    |
| Retained Earn-Pr Yr       |                              | \$6,768.05 |                    |
|                           | TOTAL EQUITY                 |            | <u>\$9,210.44</u>  |
|                           | TOTAL LIABILITIES AND EQUITY |            | <u>\$21,574.57</u> |

# Unexpended Budget Report

Tuesday, September 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     | 81,679.50    | 81,679.50 | 0.00     | 108,906.00    | 27,226.50  |
| 9440 Reserve Dividend/Interest | 318.65        | 0.00     | 318.65   | 4,751.29     | 0.00      | 4,751.29 | 0.00          | (4,751.29) |
| Total Reserves Revenues        | 9,394.15      | 9,075.50 | 318.65   | 86,430.79    | 81,679.50 | 4,751.29 | 108,906.00    | 22,475.21  |
| TOTAL INCOME                   | 9,394.15      | 9,075.50 | 318.65   | 86,430.79    | 81,679.50 | 4,751.29 | 108,906.00    | 22,475.21  |
| NET INCOME (LOSS)              | 9,394.15      | 9,075.50 | 318.65   | 86,430.79    | 81,679.50 | 4,751.29 | 108,906.00    |            |
| UNEXPENDED (OVER EXPENDED)     |               |          |          |              |           |          |               | 22,475.21  |

# Unexpended Budget Report

Tuesday, September 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       | 176,400.00   | 176,400.00 | 0.00        | 235,200.00    | 58,800.00   |
| 4080 Late Fee Income          | 50.00         | 20.00     | 30.00      | 250.00       | 150.00     | 100.00      | 200.00        | (50.00)     |
| 4100 Legal Fee Income         | 0.00          | 50.00     | (50.00)    | 836.96       | 400.00     | 436.96      | 500.00        | (336.96)    |
| Total Revenues                | 19,650.00     | 19,670.00 | (20.00)    | 177,486.96   | 176,950.00 | 536.96      | 235,900.00    | 58,413.04   |
| <b>TOTAL INCOME</b>           | 19,650.00     | 19,670.00 | (20.00)    | 177,486.96   | 176,950.00 | 536.96      | 235,900.00    | 58,413.04   |
| <b>EXPENSES</b>               |               |           |            |              |            |             |               |             |
| Operating Expense             |               |           |            |              |            |             |               |             |
| 5010 Electricity              | 55.20         | 60.00     | (4.80)     | 507.08       | 540.00     | (32.92)     | 720.00        | 212.92      |
| 5070 Water & Sewer            | 711.11        | 1,050.00  | (338.89)   | 2,983.12     | 4,025.00   | (1,041.88)  | 5,500.00      | 2,516.88    |
| Total Operating Expense       | 766.31        | 1,110.00  | (343.69)   | 3,490.20     | 4,565.00   | (1,074.80)  | 6,220.00      | 2,729.80    |
| Maintenance Expense           |               |           |            |              |            |             |               |             |
| 6050 Building Maintenance     | 395.50        | 2,000.00  | (1,604.50) | 3,897.76     | 16,000.00  | (12,102.24) | 20,000.00     | 16,102.24   |
| 6080 Concrete Repairs         | 0.00          | 416.67    | (416.67)   | 18,699.12    | 3,750.01   | 14,949.11   | 5,000.00      | (13,699.12) |
| 6240 Grounds Maintenance      | 926.00        | 727.00    | 199.00     | 6,543.00     | 6,543.00   | 0.00        | 8,724.00      | 2,181.00    |
| 6245 Grounds Improvements     | 1,545.71      | 1,000.00  | 545.71     | 3,396.74     | 8,000.00   | (4,603.26)  | 10,000.00     | 6,603.26    |
| 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          | 200.00    | (200.00)   | 195.00       | 1,300.00   | (1,105.00)  | 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 | 319.40        | 500.00    | (180.60)   | 2,466.23     | 2,500.00   | (33.77)     | 3,000.00      | 533.77      |
| Total Maintenance Expense     | 3,186.61      | 4,843.67  | (1,657.06) | 50,646.85    | 49,593.01  | 1,053.84    | 65,724.00     | 15,077.15   |
| 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        | 28.16         | 100.00    | (71.84)    | 265.64       | 750.00     | (484.36)    | 1,000.00      | 734.36      |
| 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     | 21,377.10    | 22,500.00  | (1,122.90)  | 30,000.00     | 8,622.90    |
| 7119 Legal - Collections      | 0.00          | 40.00     | (40.00)    | 0.00         | 360.00     | (360.00)    | 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       | 12,600.00    | 12,600.00  | 0.00        | 16,800.00     | 4,200.00    |

# Unexpended Budget Report

Tuesday, September 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    | 170.30        | 150.00    | 20.30      | 1,480.60     | 1,350.00   | 130.60     | 1,800.00      | 319.40     |
| 7250 Postage                | 25.44         | 20.00     | 5.44       | 67.72        | 190.00     | (122.28)   | 250.00        | 182.28     |
| Total Administration        | 4,279.65      | 4,210.00  | 69.65      | 39,228.02    | 42,350.00  | (3,121.98) | 55,050.00     | 15,821.98  |
| Reserve Contributions       |               |           |            |              |            |            |               |            |
| 5900 Reserve Contribution   | 9,075.50      | 9,075.50  | 0.00       | 81,679.50    | 81,679.50  | 0.00       | 108,906.00    | 27,226.50  |
| Total Reserve Contributions | 9,075.50      | 9,075.50  | 0.00       | 81,679.50    | 81,679.50  | 0.00       | 108,906.00    | 27,226.50  |
| TOTAL EXPENSES              | 17,308.07     | 19,239.17 | (1,931.10) | 175,044.57   | 178,187.51 | (3,142.94) | 235,900.00    | 60,855.43  |
| NET INCOME (LOSS)           | 2,341.93      | 430.83    | 1,911.10   | 2,442.39     | (1,237.51) | 3,679.90   |               |            |
| UNEXPENDED (OVER EXPENDED)  |               |           |            |              |            |            |               | (2,442.39) |