

Balance Sheet

Friday, October 31, 2014

Stapleton 2 Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Invest

1057 ST#2 RBC Wealth Mgmt	\$43,581.20
1059 RBC Accrued Int	\$895.09
1098 ST#2 RBC Wealth CD Acct	\$307,783.60
1140 ST#2 RBC Govt Bonds Etc.	\$100,327.21
1158 Unrealized Gain/Loss Inv.	(\$3,181.60)

Total Reserves Cash & Invest	\$449,405.50
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TOTAL ASSETS	<u>\$449,405.50</u>
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EQUITY

Retained Earn-Pr Yr	\$352,799.74
Current Year Earnings-Res	\$96,605.76

TOTAL EQUITY	<u>\$449,405.50</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$449,405.50</u>
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Balance Sheet

Friday, October 31, 2014

Stapleton #2 Townhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest			
1010 Stapleton #2 CW Oper Acct		\$9,814.14	
	Total Operating Cash & Invest		\$9,814.14
Accounts Receivable			
1210 Accounts Receivable		\$1,473.00	
	Total Accounts Receivable		\$1,473.00
Prepaid Expenses			
1310 Prepaid Expenses		\$300.00	
1320 Prepaid Insurance		\$11,717.23	
	Total Prepaid Expenses		\$12,017.23
	TOTAL ASSETS		<u>\$23,304.37</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$2,686.94	
2030 Advance Payments		\$8,057.00	
2040 Open Credits		\$277.96	
	Total Current Liabilities		\$11,021.90
	TOTAL LIABILITIES		<u>\$11,021.90</u>

EQUITY

Current Year Earnings-Asn		\$5,514.42	
Retained Earn-Pr Yr		\$6,768.05	
	TOTAL EQUITY		<u>\$12,282.47</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>\$23,304.37</u></u>

Unexpended Budget Report

Friday, October 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	90,755.00	90,755.00	0.00	108,906.00	18,151.00
9440 Reserve Dividend/Interest	1,099.47	0.00	1,099.47	5,850.76	0.00	5,850.76	0.00	(5,850.76)
Total Reserves Revenues	10,174.97	9,075.50	1,099.47	96,605.76	90,755.00	5,850.76	108,906.00	12,300.24
TOTAL INCOME	10,174.97	9,075.50	1,099.47	96,605.76	90,755.00	5,850.76	108,906.00	12,300.24
NET INCOME (LOSS)	10,174.97	9,075.50	1,099.47	96,605.76	90,755.00	5,850.76	108,906.00	
UNEXPENDED (OVER EXPENDED)								12,300.24

Unexpended Budget Report

Friday, October 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	196,000.00	196,000.00	0.00	235,200.00	39,200.00
4080 Late Fee Income	40.00	10.00	30.00	290.00	160.00	130.00	200.00	(90.00)
4100 Legal Fee Income	281.00	50.00	231.00	1,117.96	450.00	667.96	500.00	(617.96)
Total Revenues	19,921.00	19,660.00	261.00	197,407.96	196,610.00	797.96	235,900.00	38,492.04
TOTAL INCOME	19,921.00	19,660.00	261.00	197,407.96	196,610.00	797.96	235,900.00	38,492.04
EXPENSES								
Operating Expense								
5010 Electricity	55.20	60.00	(4.80)	562.28	600.00	(37.72)	720.00	157.72
5070 Water & Sewer	672.63	1,100.00	(427.37)	3,655.75	5,125.00	(1,469.25)	5,500.00	1,844.25
Total Operating Expense	727.83	1,160.00	(432.17)	4,218.03	5,725.00	(1,506.97)	6,220.00	2,001.97
Maintenance Expense								
6050 Building Maintenance	0.00	2,000.00	(2,000.00)	3,897.76	18,000.00	(14,102.24)	20,000.00	16,102.24
6080 Concrete Repairs	1,620.00	416.66	1,203.34	20,319.12	4,166.67	16,152.45	5,000.00	(15,319.12)
6240 Grounds Maintenance	926.00	727.00	199.00	7,469.00	7,270.00	199.00	8,724.00	1,255.00
6245 Grounds Improvements	0.00	0.00	0.00	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	0.00	0.00	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	0.00	500.00	(500.00)	2,466.23	3,000.00	(533.77)	3,000.00	533.77
Total Maintenance Expense	2,546.00	3,643.66	(1,097.66)	53,192.85	53,236.67	(43.82)	65,724.00	12,531.15
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	62.61	50.00	12.61	328.25	800.00	(471.75)	1,000.00	671.75
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	24,032.85	25,000.00	(967.15)	30,000.00	5,967.15
7119 Legal - Collections	0.00	40.00	(40.00)	0.00	400.00	(400.00)	400.00	400.00
7120 Legal - General	281.00	200.00	81.00	1,117.96	1,000.00	117.96	1,000.00	(117.96)
7140 Management Fee	1,400.00	1,400.00	0.00	14,000.00	14,000.00	0.00	16,800.00	2,800.00

Unexpended Budget Report

Friday, October 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	97.40	150.00	(52.60)	1,578.00	1,500.00	78.00	1,800.00	222.00
7250 Postage	2.88	20.00	(17.12)	70.60	210.00	(139.40)	250.00	179.40
Total Administration	4,499.64	4,360.00	139.64	43,727.66	46,710.00	(2,982.34)	55,050.00	11,322.34
Reserve Contributions								
5900 Reserve Contribution	9,075.50	9,075.50	0.00	90,755.00	90,755.00	0.00	108,906.00	18,151.00
Total Reserve Contributions	9,075.50	9,075.50	0.00	90,755.00	90,755.00	0.00	108,906.00	18,151.00
TOTAL EXPENSES	16,848.97	18,239.16	(1,390.19)	191,893.54	196,426.67	(4,533.13)	235,900.00	44,006.46
NET INCOME (LOSS)	3,072.03	1,420.84	1,651.19	5,514.42	183.33	5,331.09		
UNEXPENDED (OVER EXPENDED)								(5,514.42)