

Balance Sheet

Tuesday, June 30, 2009

Reserves

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$174,695.30	
1110 Smith Barney Money Market	\$75,093.26	
1120 Smith Barney CD Acct	\$105,000.00	
Total Current Assets		\$354,788.56

Other Assets

1290 RES-Accr Interest Rcble	\$254.30	
Total Other Assets		\$254.30

TOTAL ASSETS		<u>\$355,042.86</u>
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LIABILITIES

Current Liabilities

2771 Reserve Fund Owes Op Fund	\$184,678.70	
Total Current Liabilities		\$184,678.70

TOTAL LIABILITIES		<u>\$184,678.70</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$196,084.38	
Current Year Earnings	(\$25,720.22)	
Total Retained Earnings		\$170,364.16

TOTAL EQUITY		<u>\$170,364.16</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$355,042.86</u>
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Balance Sheet

Tuesday, June 30, 2009

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$17,579.63	
Total Current Assets		\$17,579.63

Other Assets

1096 Reserve Fund Owes Op Fund	\$184,678.70	
1210 Accounts Receivable	\$15,236.74	
1299 Allowance for Bad Debts	(\$7,800.00)	
1320 Prepaid Insurance	\$8,590.55	
1330 Prepaid Other	\$357.61	
Total Other Assets		\$201,063.60

TOTAL ASSETS		<u>\$218,643.23</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$392.32	
2011 Accrued Payables	\$1,004.56	
2030 Advanced Payments	\$11,712.63	
2040 Open Credits	\$48.69	
2050 Income Tax Payable	\$18.00	
Total Current Liabilities		\$13,176.20

TOTAL LIABILITIES		<u>\$13,176.20</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$205,646.63	
Current Year Earnings	(\$179.60)	
Total Retained Earnings		\$205,467.03

TOTAL EQUITY		<u>\$205,467.03</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$218,643.23</u>
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Unexpended Budget Report

Tuesday, June 30, 2009

Stapleton Rowhome 2009 Reserve Budget

Reserves Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4150 Interest Income	453.09	0.00	453.09	2,805.28	0.00	2,805.28	0.00	(2,805.28)
9800 Reserve Income	8,745.75	8,745.75	0.00	52,474.50	52,474.50	0.00	104,949.00	52,474.50
Total Income	9,198.84	8,745.75	453.09	55,279.78	52,474.50	2,805.28	104,949.00	49,669.22
TOTAL INCOME	9,198.84	8,745.75	453.09	55,279.78	52,474.50	2,805.28	104,949.00	49,669.22
EXPENSES								
Expenses								
8000 Reserve Expense	40,500.00	0.00	40,500.00	81,000.00	0.00	81,000.00	0.00	(81,000.00)
Total Expenses	40,500.00	0.00	40,500.00	81,000.00	0.00	81,000.00	0.00	(81,000.00)
TOTAL EXPENSES	40,500.00	0.00	40,500.00	81,000.00	0.00	81,000.00	0.00	(81,000.00)
NET INCOME (LOSS)	(31,301.16)	8,745.75	(40,046.91)	(25,720.22)	52,474.50	(78,194.72)	104,949.00	
UNEXPENDED (OVER EXPENDED)								130,669.22

Unexpended Budget Report

Tuesday, June 30, 2009

Stapleton Rowhome 2009 Operating Budget

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	23,998.00	23,998.00	0.00	143,988.00	143,988.00	0.00	287,976.00	143,988.00
4020 Water Assessment	883.90	539.91	343.99	2,313.84	3,239.51	(925.67)	6,479.00	4,165.16
4050 Legal Fees Chargedback	283.00	291.66	(8.66)	2,122.00	1,750.01	371.99	3,500.00	1,378.00
4080 Late Fees	(20.00)	108.34	(128.34)	660.00	649.99	10.01	1,300.00	640.00
4110 Misc. Income	200.00	18.75	181.25	700.00	112.50	587.50	225.00	(475.00)
Total Income	25,344.90	24,956.66	388.24	149,783.84	149,740.01	43.83	299,480.00	149,696.16
TOTAL INCOME	25,344.90	24,956.66	388.24	149,783.84	149,740.01	43.83	299,480.00	149,696.16
EXPENSES								
Maintenance Expenses								
5010 Electricity	153.27	416.66	(263.39)	927.56	2,500.01	(1,572.45)	5,000.00	4,072.44
5090 Water/Sewer	1,122.00	6,000.00	(4,878.00)	2,131.49	8,250.00	(6,118.51)	22,000.00	19,868.51
6040 Bldg Repairs Other	0.00	166.66	(166.66)	1,173.00	1,000.01	172.99	2,000.00	827.00
6300 Grounds Maintenance	0.00	4,756.47	(4,756.47)	20,695.00	19,089.41	1,605.59	33,077.60	12,382.60
6310 Landscape Contract	1,710.00	1,710.00	0.00	10,260.00	10,260.00	0.00	20,676.00	10,416.00
6330 Sprinkler/Irrigation Rprs	121.08	571.43	(450.35)	697.17	1,714.29	(1,017.12)	4,000.00	3,302.83
6340 Backflow Device Inspctn	0.00	166.67	(166.67)	0.00	1,000.01	(1,000.01)	2,000.00	2,000.00
6350 Lighting Maintenance	350.00	375.00	(25.00)	2,100.00	2,250.00	(150.00)	4,500.00	2,400.00
6380 Fence/Retaining Wall Mntc	0.00	83.98	(83.98)	507.00	503.89	3.11	1,007.80	500.80
6480 Roof/Gutter Repairs	675.00	217.63	457.37	6,570.00	1,305.79	5,264.21	2,611.60	(3,958.40)
6510 Snow Removal	0.00	0.00	0.00	13,941.50	7,500.00	6,441.50	15,000.00	1,058.50
Total Maintenance Expenses	4,131.35	14,464.50	(10,333.15)	59,002.72	55,373.41	3,629.31	111,873.00	52,870.28
Expenses								
7180 Income Tax Expense	0.00	0.00	0.00	650.00	0.00	650.00	0.00	(650.00)
Total Expenses	0.00	0.00	0.00	650.00	0.00	650.00	0.00	(650.00)
Paseo Unit Expenses								
5030 Telephone	42.32	41.66	0.66	249.55	250.01	(0.46)	500.00	250.45
5080 Water/Sewer-Paseo Units	138.56	500.00	(361.44)	2,520.54	3,000.00	(479.46)	6,000.00	3,479.46
5096 Paseo Administration Exp.	100.95	39.91	61.04	196.95	239.51	(42.56)	479.00	282.05
5097 Paseo Transformer Mtnce.	0.00	41.67	(41.67)	0.00	250.01	(250.01)	500.00	500.00

Unexpended Budget Report

Tuesday, June 30, 2009

Stapleton Rowhome 2009 Operating Budget (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Paseo Unit Expenses	281.83	623.24	(341.41)	2,967.04	3,739.53	(772.49)	7,479.00	4,511.96
Administrative Expenses								
5900 Reserve Contributions	8,745.75	8,745.75	0.00	52,474.50	52,474.50	0.00	104,949.00	52,474.50
7021 Administrative	133.09	100.00	33.09	984.94	1,200.00	(215.06)	2,000.00	1,015.06
7021 Misc. Expense	71.52	350.00	(278.48)	281.53	2,100.00	(1,818.47)	4,200.00	3,918.47
7030 Audit/Tax Preparation	0.00	0.00	0.00	2,300.00	0.00	2,300.00	2,500.00	200.00
7040 Bad Debt	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
7119 Legal-Collections	283.00	291.66	(8.66)	2,122.00	1,750.01	371.99	3,500.00	1,378.00
7120 Legal Fees	100.00	125.00	(25.00)	450.00	750.00	(300.00)	1,500.00	1,050.00
7130 Insurance	2,783.41	2,923.25	(139.84)	16,730.46	17,539.50	(809.04)	35,079.00	18,348.54
7140 Management Fees	1,950.00	1,950.00	0.00	11,700.00	11,700.00	0.00	23,400.00	11,700.00
7150 Coupon Books	0.00	0.00	0.00	300.25	0.00	300.25	0.00	(300.25)
Total Administrative Expenses	14,066.77	14,735.66	(668.89)	87,343.68	89,014.01	(1,670.33)	180,128.00	92,784.32
TOTAL EXPENSES	18,479.95	29,823.40	(11,343.45)	149,963.44	148,126.95	1,836.49	299,480.00	149,516.56
NET INCOME (LOSS)	6,864.95	(4,866.74)	11,731.69	(179.60)	1,613.06	(1,792.66)		
UNEXPENDED (OVER EXPENDED)								179.60