

Balance Sheet
Monday August 31, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$17,092.19	
Total Current Assets		\$17,092.19

Other Assets

1096 Reserve Fund Owes Op Fund	\$184,678.70	
1210 Accounts Receivable	\$12,457.64	
1290 Allowance for Bad Debts	(\$7,800.00)	
1320 Prepaid Insurance	\$8,350.39	
1330 Prepaid Other	\$214.57	
Total Other Assets		\$197,901.30

TOTAL ASSETS		<u>\$214,993.49</u>
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LIABILITIES

Current Liabilities

2000 Accounts Payable	\$6,495.91	
2010 Accrued Payables	\$740.00	
2030 Advanced Payments	\$11,517.59	
2040 Open Credits	\$39.63	
2050 Income Tax Payable	\$18.00	
Total Current Liabilities		\$18,811.13

TOTAL LIABILITIES		<u>\$18,811.13</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$205,646.63	
Current Year Earnings	(\$9,464.27)	
Total Retained Earnings		\$196,182.36

TOTAL EQUITY		<u>\$196,182.36</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$214,993.49</u>
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PRELIMINARY

Balance Sheet

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Reserves

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$192,511.84
1060 Smith Barney Money Market	\$75,356.59
1065 Smith Barney CD Acct	\$105,000.00

Total Current Assets \$372,868.43

Other Assets

1120 RES-Accr Interest Rcble	\$254.30
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Total Other Assets \$254.30

TOTAL ASSETS \$373,122.73

LIABILITIES

Current Liabilities

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

TOTAL LIABILITIES \$184,678.70

EQUITY

Retained Earnings

3010 Retained Earnings	\$196,084.38
Current Year Earnings	(\$7,640.35)

Total Retained Earnings \$188,444.03

TOTAL EQUITY \$188,444.03

TOTAL LIABILITIES AND EQUITY \$373,122.73

Unexpended Budget Report

Monday August 31, 2009

Unaudited - For Management Purposes Only

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	191,984.00	191,984.00	0.00	287,976.00	95,992.00
4020 Water Assessment	909.25	539.91	369.34	3,243.48	4,319.34	(1,075.86)	6,479.00	3,235.52
4050 Legal Fees Chargedback	(12.00)	291.66	(303.66)	2,146.00	2,333.34	(187.34)	3,500.00	1,354.00
4080 Late Fees	80.00	108.34	(28.34)	1,020.00	866.66	153.34	1,300.00	280.00
4110 Misc. Income	200.00	18.75	181.25	1,244.00	150.00	1,094.00	225.00	(1,019.00)
Total Income	25,175.25	24,956.66	218.59	199,637.48	199,653.34	(15.86)	299,480.00	99,842.52
EXPENSES								
TOTAL INCOME	25,175.25	24,956.66	218.59	199,637.48	199,653.34	(15.86)	299,480.00	99,842.52
Maintenance Expenses								
5010 Electricity	139.05	416.66	(277.61)	1,258.61	3,333.34	(2,074.73)	5,000.00	3,741.39
5090 Water/Sewer	1,434.20	3,300.00	(1,865.80)	5,539.10	15,550.00	(10,010.90)	22,000.00	16,460.90
6300 Grounds Maintenance	0.00	3,718.80	(3,718.80)	34,295.01	27,564.67	6,730.34	33,077.60	(1,217.41)
6310 Landscape Contract	1,710.00	1,710.00	0.00	13,680.00	13,680.00	0.00	20,676.00	6,996.00
6330 Sprinkler/Irrigation Rprs	676.77	571.43	105.34	2,889.92	2,857.15	32.77	4,000.00	1,110.08
6340 Backflow Device Inspetn	0.00	166.67	(166.67)	1,775.00	1,333.34	441.66	2,000.00	225.00
6350 Lighting Maintenance	350.00	375.00	(25.00)	2,875.40	3,000.00	(124.60)	4,500.00	1,624.60
6355 Snow Removal	0.00	0.00	0.00	13,941.50	7,500.00	6,441.50	15,000.00	1,058.50
6360 Bldg Repairs-Roof/Gutter	355.00	217.63	137.37	6,925.00	1,741.06	5,183.94	2,611.60	(4,313.40)
6370 Bldg Repairs Other	612.50	166.66	445.84	1,785.50	1,333.34	452.16	2,000.00	214.50
6380 Fence/Retaining Wall Mntc	485.00	83.98	401.02	992.00	671.86	320.14	1,007.80	15.80
Total Maintenance Expenses	5,762.52	10,726.83	(4,964.31)	85,957.04	78,564.76	7,392.28	111,873.00	25,915.96
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								
5095 Water/Sewer-Paseo Units	636.92	500.00	136.92	3,720.11	4,000.00	(279.89)	6,000.00	2,279.89
5096 Paseo Administration Exp.	96.00	39.91	56.09	391.95	319.34	72.61	479.00	87.05
5097 Paseo Transformer Mtnce.	0.00	41.67	(41.67)	0.00	333.34	(333.34)	500.00	500.00
5098 Telephone	41.83	41.66	0.17	332.85	333.34	(0.49)	500.00	167.15

Unexpended Budget Report

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Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Operating Budget (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
EXPENSES (Continued)								
Total Paseo Unit Expenses	774.75	623.24	151.51	4,444.91	4,986.02	(541.11)	7,479.00	3,034.09
Administrative Expenses								
5900 Reserve Contributions	8,745.75	8,745.75	0.00	69,966.00	69,966.00	0.00	104,949.00	34,983.00
7021 Misc. Expense	71.52	350.00	(278.48)	424.57	2,800.00	(2,375.43)	4,200.00	3,775.43
7110 Audit/Tax Preparation	0.00	2,500.00	(2,500.00)	2,300.00	2,500.00	(200.00)	2,500.00	200.00
7119 Legal-Collections	81.00	291.66	(210.66)	2,239.00	2,333.34	(94.34)	3,500.00	1,261.00
7120 Legal Fees	100.00	125.00	(25.00)	650.00	1,000.00	(350.00)	1,500.00	850.00
7130 Insurance	2,783.41	2,923.25	(139.84)	22,297.28	23,386.00	(1,088.72)	35,079.00	12,781.72
7140 Management Fees	3,900.00	1,950.00	1,950.00	17,550.00	15,600.00	1,950.00	23,400.00	5,850.00
7150 Coupon Books	0.00	0.00	0.00	300.25	0.00	300.25	0.00	(300.25)
7160 Administrative	284.04	100.00	184.04	1,305.25	1,400.00	(94.75)	2,000.00	694.75
7170 Bad Debt	1,017.45	250.00	767.45	1,017.45	2,000.00	(982.55)	3,000.00	1,982.55
Total Administrative Expenses	16,983.17	17,235.66	(252.49)	118,049.80	120,985.34	(2,935.54)	180,128.00	62,078.20
TOTAL EXPENSES	23,520.44	28,585.73	(5,065.29)	209,101.75	204,536.12	4,565.63	299,480.00	90,378.25
NET INCOME (LOSS)	1,654.81	(3,629.07)	5,283.88	(9,464.27)	(4,882.78)	(4,581.49)		

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