

Balance Sheet

Monday November 30, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op

\$34,512.24

Total Current Assets

\$34,512.24

Other Assets

1210 Accounts Receivable

\$11,573.82

1290 Allowance for Bad Debts

(\$7,800.00)

1320 Prepaid Insurance

\$2,663.49

Total Other Assets

\$6,437.31

TOTAL ASSETS

\$40,949.55

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$10,219.16

2010 Accrued Payables

\$542.72

2030 Advanced Payments

\$9,965.01

2040 Open Credits

\$20.90

Total Current Liabilities

\$20,747.79

TOTAL LIABILITIES

\$20,747.79

EQUITY

Retained Earnings

3010 Retained Earnings

\$205,646.63

Current Year Earnings

(\$185,444.87)

Total Retained Earnings

\$20,201.76

TOTAL EQUITY

\$20,201.76

TOTAL LIABILITIES AND EQUITY

\$40,949.55

Unexpended Budget Report

Monday November 30, 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	263,978.00	263,978.00	0.00	287,976.00	23,998.00
4020 Water Assessment	402.25	539.92	(137.67)	4,668.37	5,939.09	(1,270.72)	6,479.00	1,810.63
4050 Legal Fees Chargedback	27.00	291.67	(264.67)	2,531.00	3,208.34	(677.34)	3,500.00	969.00
4080 Late Fees	140.00	108.33	31.67	1,540.00	1,191.66	348.34	1,300.00	(240.00)
4110 Misc. Income	0.00	18.75	(18.75)	1,244.00	206.25	1,037.75	225.00	(1,019.00)
Total Income	24,567.25	24,956.67	(389.42)	273,961.37	274,523.34	(561.97)	299,480.00	25,518.63
EXPENSES								
Maintenance Expenses								
5010 Electricity	171.37	416.67	(245.30)	1,771.39	4,583.34	(2,811.95)	5,000.00	3,228.61
5090 Water/Sewer	(256.88)	75.00	(331.88)	7,929.11	21,925.00	(13,995.89)	22,000.00	14,070.89
6300 Grounds Maintenance	0.00	0.00	0.00	34,610.01	33,077.60	1,532.41	33,077.60	(1,532.41)
6310 Landscape Contract	1,050.00	1,762.00	(712.00)	18,150.00	18,914.00	(764.00)	20,676.00	2,526.00
6330 Sprinkler/Irrigation Rprs	0.00	0.00	0.00	6,795.69	4,000.00	2,795.69	4,000.00	(2,795.69)
6340 Backflow Device Inspctn	0.00	166.66	(166.66)	1,775.00	1,833.33	(58.33)	2,000.00	225.00
6350 Lighting Maintenance	707.62	375.00	332.62	4,508.83	4,125.00	383.83	4,500.00	(8.83)
6355 Snow Removal	3,139.00	2,500.00	639.00	19,087.00	12,500.00	6,587.00	15,000.00	(4,087.00)
6360 Bldg Repairs-Roof/Gutter	793.00	217.64	575.36	7,753.00	2,393.97	5,359.03	2,611.60	(5,141.40)
6370 Bldg Repairs Other	477.88	166.67	311.21	3,848.38	1,833.34	2,015.04	2,000.00	(1,848.38)
6380 Fence/Retaining Wall Mntc	0.00	83.99	(83.99)	1,477.00	923.82	553.18	1,007.80	(469.20)
Total Maintenance Expenses	6,081.99	5,763.63	318.36	107,705.41	106,109.40	1,596.01	111,873.00	4,167.59
Expenses								
7180 Income Tax Expense	0.00	0.00	0.00	632.00	0.00	632.00	0.00	(632.00)
Total Expenses	0.00	0.00	0.00	632.00	0.00	632.00	0.00	(632.00)
Paseo Unit Expenses								
5095 Water/Sewer-Paseo Units	427.78	500.00	(72.22)	5,483.45	5,500.00	(16.55)	6,000.00	516.55
5096 Paseo Administration Exp.	96.00	39.92	56.08	588.90	439.09	149.81	479.00	(109.90)
5097 Paseo Transformer Mtnce.	0.00	41.66	(41.66)	0.00	458.33	(458.33)	500.00	500.00
5098 Telephone	41.77	41.67	0.10	458.20	458.34	(0.14)	500.00	41.80

Unexpended Budget Report

Monday November 30, 2009

Unaudited - For Management Purposes Only

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	565.55	623.25	(57.70)	6,530.55	6,855.76	(325.21)	7,479.00	948.45
Administrative Expenses								
5900 Reserve Contributions	193,424.45	8,745.75	184,678.70	280,881.95	96,203.25	184,678.70	104,949.00	(175,932.95)
7021 Misc. Expense	71.53	350.00	(278.47)	789.14	3,850.00	(3,060.86)	4,200.00	3,410.86
7110 Audit/Tax Preparation	0.00	0.00	0.00	2,300.00	2,500.00	(200.00)	2,500.00	200.00
7119 Legal-Collections	27.00	291.67	(264.67)	2,640.00	3,208.34	(568.34)	3,500.00	860.00
7120 Legal Fees	222.00	125.00	97.00	1,347.00	1,375.00	(28.00)	1,500.00	153.00
7130 Insurance	2,783.41	2,923.25	(139.84)	30,647.51	32,155.75	(1,508.24)	35,079.00	4,431.49
7140 Management Fees	1,950.00	1,950.00	0.00	21,450.00	21,450.00	0.00	23,400.00	1,950.00
7150 Coupon Books	0.00	0.00	0.00	300.25	0.00	300.25	0.00	(300.25)
7160 Administrative	601.17	100.00	501.17	2,084.73	1,900.00	184.73	2,000.00	(84.73)
7170 Bad Debt	938.25	250.00	688.25	2,097.70	2,750.00	(652.30)	3,000.00	902.30
Total Administrative Expenses	200,017.81	14,735.67	185,282.14	344,538.28	165,392.34	179,145.94	180,128.00	(164,410.28)
TOTAL EXPENSES	206,665.35	21,122.55	185,542.80	459,406.24	278,357.50	181,048.74	299,480.00	(159,926.24)
NET INCOME (LOSS)	(182,098.10)	3,834.12	185,932.22	(185,444.87)	(3,834.16)	(181,610.71)		
UNEXPENDED (OVER EXPENDED)								185,444.87

Twelve Month Actuals

Monday November 30, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Operating Budget

Stapleton Rowhomes Accrual Budget Year Starts January 1, 2009

	Jan 2009	Feb 2009	Mar 2009	Apr 2009	May 2009	Jun 2009	Jul 2009	Aug 2009	Sep 2009	Oct 2009	Nov 2009	Dec 2009	Total
INCOME													
Income													
4010 Association Dues	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	263,978.00
4020 Water Assessment	728.29	728.29	701.65	701.65	883.90	883.90	20.39	909.25	531.37	491.27	402.25		4,668.37
4050 Legal Fees Chargedback	823.00	258.00	295.00	304.00	159.00	283.00	36.00	(12.00)	298.00	60.00	27.00		2,531.00
4080 Late Fees	140.00	220.00	120.00	200.00	(20.00)	240.00	240.00	60.00	200.00	240.00	140.00		1,540.00
4110 Misc. Income	150.00	150.00	100.00	300.00	(50.00)	200.00	344.00	200.00					1,244.00
Total Income	24,961.00	25,354.29	24,513.00	25,503.65	24,107.00	25,344.90	24,638.39	25,155.25	25,027.37	24,789.27	24,567.25	0.00	273,961.37
EXPENSES													
Maintenance Expenses													
5010 Electricity	161.13	154.13	152.87	154.07	152.09	153.27	192.00	139.05	170.27	171.14	171.37		1,771.39
5090 Water/Sewer	116.16	47.44	65.09	340.50	440.30	1,122.00	1,973.41	1,643.01	1,350.24	1,087.84	(256.88)		7,929.11
6300 Grounds Maintenance			425.00		20,270.00		13,600.01		195.00	120.00			34,610.01
6310 Landscape Contract	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,050.00		18,150.00
6330 Sprinkler/Irrigation Rprs			201.24		374.85	121.08	1,515.98	3,175.54	1,407.00				6,795.69
6340 Backflow Device Inspectn				350.00	350.00	350.00	425.40	350.00	350.00	575.81	707.62		1,775.00
6350 Lighting Maintenance	4,966.50		5,417.00	3,558.00				355.00	35.00	2,006.50	3,139.00		4,508.83
6360 Bldg Repairs-Roof/Gutter	400.00	375.00	415.00	4,705.00		675.00		612.50	935.00	650.00	793.00		19,087.00
6370 Bldg Repairs Other	375.00			798.00				485.00	485.00		477.88		7,753.00
6380 Fence/Retaining Wall Mntc				175.00	332.00			485.00					3,848.38
Total Maintenance Expenses	8,078.79	2,636.57	8,736.20	11,790.57	23,629.24	4,131.35	21,191.80	8,470.10	6,637.51	6,321.29	6,081.99	0.00	107,705.41
Expenses													
7180 Income Tax Expense		650.00							(18.00)				632.00
Total Expenses	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	(18.00)	0.00	0.00	0.00	632.00
Paseo Unit Expenses													
5095 Water/Sewer-Paseo Units	748.98	366.35	366.35	380.87	519.43	138.56	562.65	675.44	668.96	628.08	427.78		5,483.45
5096 Paseo Administration Exp.				96.00	100.95	100.95	99.00	96.00	4.95	96.00	96.00		588.90
5098 Telephone	40.94	40.85	40.90	42.29	42.25	42.32	41.47	41.83	41.83	41.75	41.77		458.20
Total Paseo Unit Expenses	789.92	407.20	407.25	519.16	561.68	281.83	703.12	813.27	715.74	765.83	565.55	0.00	6,530.55
Administrative Expenses													
5900 Reserve Contributions	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	193,424.45		280,881.95
7021 Misc. Expense		210.01				71.52	71.52	71.52	71.52	221.52	71.53		789.14
7110 Audit/Tax Preparation		2,300.00											2,300.00
7119 Legal-Collections	823.00	258.00	295.00	304.00	159.00	283.00	36.00	81.00	314.00	60.00	27.00		2,640.00
7120 Legal Fees		150.00		100.00	100.00	100.00	100.00	100.00	100.00	375.00	222.00		1,347.00
7130 Insurance	2,783.41	2,783.41	2,783.41	2,813.41	2,783.41	2,783.41	2,783.41	2,783.41	2,783.41	2,783.41	2,783.41		30,647.51
7140 Management Fees	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00		21,450.00
7150 Coupon Books	300.25												300.25
7160 Administrative	223.25	177.04	84.75	264.04	102.77	133.09	36.27	188.07	116.47	157.81	601.17		2,084.73
7170 Bad Debt								1,159.45			938.25		2,097.70
Total Administrative Expenses	14,825.66	16,574.21	13,858.91	14,177.20	13,840.93	14,066.77	13,722.95	15,079.20	14,081.15	14,293.49	00,017.81	0.00	344,538.28

Twelve Month Actuals

Monday November 30, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Operating Budget (Continued)

Stapleton Rowhomes Accrual Budget Year Starts January 1, 2009

	Jan 2009	Feb 2009	Mar 2009	Apr 2009	May 2009	Jun 2009	Jul 2009	Aug 2009	Sep 2009	Oct 2009	Nov 2009	Dec 2009	Total
TOTAL EXPENSES	23,694.37	20,267.98	23,002.36	26,486.93	38,031.85	18,479.95	35,617.87	24,362.57	21,416.40	21,380.61	06,665.35	0.00	459,406.24
NET INCOME (LOSS)	1,266.63	5,086.31	1,510.64	(983.28)	13,924.85	6,864.95	10,979.48	792.68	3,610.97	3,408.66	82,098.10	0.00	(185,444.87)

Balance Sheet
Monday November 30, 2009

Unaudited - For Management Purposes Only

Reserves

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$200,482.68	
1060 Smith Barney Money Market	\$112,675.30	
1065 Smith Barney CD Acct	\$70,000.00	
Total Current Assets		\$383,157.98

Other Assets

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

TOTAL ASSETS		<u>\$383,412.28</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$196,084.38	
Current Year Earnings	\$187,327.90	
Total Retained Earnings		\$383,412.28

TOTAL EQUITY		<u>\$383,412.28</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$383,412.28</u>
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Unexpended Budget Report

Monday November 30, 2009

Unaudited - For Management Purposes Only

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	427.47	0.00	427.47	6,170.95	0.00	6,170.95	0.00	(6,170.95)
9800 Reserve Income	193,424.45	8,745.75	184,678.70	280,881.95	96,203.25	184,678.70	104,949.00	(175,932.95)
Total Income	193,851.92	8,745.75	185,106.17	287,052.90	96,203.25	190,849.65	104,949.00	(182,103.90)
EXPENSES								
Expenses								
8000 Reserve Expense								
TOTAL INCOME	193,851.92	8,745.75	185,106.17	287,052.90	96,203.25	190,849.65	104,949.00	(182,103.90)
Total Expenses	18,725.00	0.00	18,725.00	99,725.00	0.00	99,725.00	0.00	(99,725.00)
TOTAL EXPENSES	18,725.00	0.00	18,725.00	99,725.00	0.00	99,725.00	0.00	(99,725.00)
NET INCOME (LOSS)	175,126.92	8,745.75	166,381.17	187,327.90	96,203.25	91,124.65	104,949.00	
UNEXPENDED (OVER EXPENDED)								(82,378.90)

Twelve Month Actuals

Monday November 30, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Reserve Budget

Reserves Accrual Budget Year Starts January 1, 2009

	Jan 2009	Feb 2009	Mar 2009	Apr 2009	May 2009	Jun 2009	Jul 2009	Aug 2009	Sep 2009	Oct 2009	Nov 2009	Dec 2009	Total
INCOME													
Income													
4150 Interest Income	481.86	453.58	457.13	484.74	474.88	453.09	426.52	430.18	1,660.12	421.38	427.47		6,170.95
9800 Reserve Income	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	8,745.75	193,424.45		280,881.95
Total Income	9,227.61	9,199.33	9,202.88	9,230.49	9,220.63	9,198.84	9,172.27	9,175.93	10,405.87	9,167.13	93,851.92	0.00	287,052.90
TOTAL INCOME	9,227.61	9,199.33	9,202.88	9,230.49	9,220.63	9,198.84	9,172.27	9,175.93	10,405.87	9,167.13	93,851.92	0.00	287,052.90
EXPENSES													
Expenses													
8000 Reserve Expense				20,250.00	20,250.00	40,500.00					18,725.00		99,725.00
Total Expenses	0.00	0.00	0.00	20,250.00	20,250.00	40,500.00	0.00	0.00	0.00	0.00	18,725.00	0.00	99,725.00
TOTAL EXPENSES	0.00	0.00	0.00	20,250.00	20,250.00	40,500.00	0.00	0.00	0.00	0.00	18,725.00	0.00	99,725.00
NET INCOME (LOSS)	9,227.61	9,199.33	9,202.88	11,019.51	11,029.37	31,301.16	9,172.27	9,175.93	10,405.87	9,167.13	75,126.92	0.00	187,327.90