

Balance Sheet

PRELIMINARY

Thursday December 31, 2009 for Stapleton Rowhomes

Unaudited - For Management Purposes Only

Consolidated

Accrual Accounting Year Starts January 1, 2009

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$42,458.82
1040 Stapleton Rowhomes Reserv	\$209,374.53
1060 Smith Barney Money Market	\$112,675.30
1065 Smith Barney CD Acct	\$70,000.00

Total Current Assets \$434,508.65

Other Assets

1120 RES-Accr Interest Rcble	\$254.30
1210 Accounts Receivable	\$13,008.16
1290 Allowance for Bad Debts	(\$7,800.00)
1320 Prepaid Insurance	\$1,351.00

Total Other Assets \$6,813.46

TOTAL ASSETS \$441,322.11

LIABILITIES

Current Liabilities

2000 Accounts Payable	\$2,867.95
2030 Advanced Payments	\$17,254.18
2040 Open Credits	\$20.90

Total Current Liabilities \$20,143.03

TOTAL LIABILITIES \$20,143.03

EQUITY

Retained Earnings

3010 Retained Earnings	\$401,731.01
Current Year Earnings	\$19,448.07

Total Retained Earnings \$421,179.08

TOTAL EQUITY \$421,179.08

TOTAL LIABILITIES AND EQUITY \$441,322.11

PRELIMINARY

Unexpended Budget Report

Thursday December 31, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Operating Budget

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2009

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Actual	Budget		Budget	Unexpended
INCOME									
Income									
4010 Association Dues	23,998.00	23,998.00	0.00	287,976.00	287,976.00	287,976.00	0.00	287,976.00	0.00
4020 Water Assessment	404.86	539.91	(135.05)	5,073.23	6,479.00	6,479.00	(1,405.77)	6,479.00	1,405.77
4050 Legal Fees Chargedback	123.00	291.66	(168.66)	2,654.00	3,500.00	3,500.00	(846.00)	3,500.00	846.00
4080 Late Fees	120.00	108.34	11.66	1,660.00	1,300.00	1,300.00	360.00	1,300.00	(360.00)
4110 Misc. Income	650.00	18.75	631.25	1,894.00	225.00	225.00	1,669.00	225.00	(1,669.00)
Total Income	25,295.86	24,956.66	339.20	299,257.23	299,480.00	299,480.00	(222.77)	299,480.00	222.77
EXPENSES									
Maintenance Expenses									
5010 Electricity	174.33	416.66	(242.33)	1,945.72	5,000.00	5,000.00	(3,054.28)	5,000.00	3,054.28
5090 Water/Sewer	(272.16)	75.00	(347.16)	7,656.95	22,000.00	22,000.00	(14,343.05)	22,000.00	14,343.05
6300 Grounds Maintenance	0.00	0.00	0.00	34,610.01	33,077.60	33,077.60	1,532.41	33,077.60	(1,532.41)
6310 Landscape Contract	0.00	1,762.00	(1,762.00)	18,150.00	20,676.00	20,676.00	(2,526.00)	20,676.00	2,526.00
6330 Sprinkler/Irrigation Rprs	0.00	0.00	0.00	6,795.69	4,000.00	4,000.00	2,795.69	4,000.00	(2,795.69)
6340 Backflow Device Inspectn	0.00	166.67	(166.67)	1,775.00	2,000.00	2,000.00	(225.00)	2,000.00	225.00
6350 Lighting Maintenance	350.00	375.00	(25.00)	4,858.83	4,500.00	4,500.00	358.83	4,500.00	(358.83)
6355 Snow Removal	0.00	2,500.00	(2,500.00)	19,087.00	15,000.00	15,000.00	4,087.00	15,000.00	(4,087.00)
6360 Bldg Repairs-Roof/Gutter	861.00	217.63	643.37	8,614.00	2,611.60	2,611.60	6,002.40	2,611.60	(6,002.40)
6370 Bldg Repairs Other	675.00	166.66	508.34	4,523.38	2,000.00	2,000.00	2,523.38	2,000.00	(2,523.38)
6380 Fence/Retaining Wall Mntc	0.00	83.98	(83.98)	1,477.00	1,007.80	1,007.80	469.20	1,007.80	(469.20)
Total Maintenance Expenses	1,788.17	5,763.60	(3,975.43)	109,493.58	111,873.00	111,873.00	(2,379.42)	111,873.00	2,379.42
Expenses									
7180 Income Tax Expense	0.00	0.00	0.00	632.00	0.00	0.00	632.00	0.00	(632.00)
Total Expenses	0.00	0.00	0.00	632.00	0.00	0.00	632.00	0.00	(632.00)
Paseo Unit Expenses									
5095 Water/Sewer-Paseo Units	273.34	500.00	(226.66)	5,756.79	6,000.00	6,000.00	(243.21)	6,000.00	243.21
5096 Paseo Administration Exp.	96.00	39.91	56.09	684.90	479.00	479.00	205.90	479.00	(205.90)
5097 Paseo Transformer Mntce.	0.00	41.67	(41.67)	0.00	500.00	500.00	(500.00)	500.00	500.00
5098 Telephone	41.77	41.66	0.11	499.97	500.00	500.00	(0.03)	500.00	0.03

PRELIMINARY

Unexpended Budget Report

Thursday December 31, 2009

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	411.11	623.24	(212.13)	6,941.66	7,479.00	(537.34)	7,479.00	537.34
Administrative Expenses								
5900 Reserve Contributions	8,745.75	8,745.75	0.00	289,627.70	104,949.00	184,678.70	104,949.00	(184,678.70)
7021 Misc. Expense	0.00	350.00	(350.00)	789.14	4,200.00	(3,410.86)	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	123.00	291.66	(168.66)	2,763.00	3,500.00	(737.00)	3,500.00	737.00
7120 Legal Fees	450.00	125.00	325.00	1,797.00	1,500.00	297.00	1,500.00	(297.00)
7130 Insurance	2,663.49	2,923.25	(259.76)	33,311.00	35,079.00	(1,768.00)	35,079.00	1,768.00
7140 Management Fees	1,950.00	1,950.00	0.00	23,400.00	23,400.00	0.00	23,400.00	0.00
7150 Coupon Books	0.00	0.00	0.00	300.25	0.00	300.25	0.00	(300.25)
7160 Administrative	491.15	100.00	391.15	2,575.88	2,000.00	575.88	2,000.00	(575.88)
7170 Bad Debt	0.00	250.00	(250.00)	2,097.70	3,000.00	(902.30)	3,000.00	902.30
Total Administrative Expenses	14,423.39	14,735.66	(312.27)	358,961.67	180,128.00	178,833.67	180,128.00	(178,833.67)
TOTAL EXPENSES	16,622.67	21,122.50	(4,499.83)	476,028.91	299,480.00	176,548.91	299,480.00	(176,548.91)
NET INCOME (LOSS)	8,673.19	3,834.16	4,839.03	(176,771.68)		(176,771.68)		
UNEXPENDED (OVER EXPENDED)								176,771.68

PRELIMINARY

Twelve Month Actuals
Thursday December 31, 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	287,976.00
4020 Water Assessment	823.00	728.29		701.65		883.90	20.39	909.25	531.37	491.27	402.25	404.86	5,073.23
4050 Legal Fees Chargedback		258.00	295.00	304.00	159.00	283.00	36.00	(12.00)	298.00	60.00	27.00	123.00	2,654.00
4080 Late Fees	140.00	220.00	120.00	200.00		(20.00)	240.00	60.00	200.00	240.00	140.00	120.00	1,660.00
4110 Misc. Income		150.00	100.00	300.00	(50.00)	200.00	344.00	200.00				650.00	1,894.00
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	25,295.86	299,257.23
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	174.33	1,945.72
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)	(272.16)	7,656.95
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							1,775.00						1,775.00
6350 Lighting Maintenance	350.00	350.00	350.00	350.00	350.00	350.00	425.40	350.00	350.00	575.81	707.62	350.00	4,858.83
6355 Snow Removal	4,966.50		5,417.00	3,558.00				355.00	35.00	2,006.50	3,139.00		19,087.00
6360 Bldg Repairs-Roof/Gutter	400.00	375.00	415.00	4,705.00		675.00		612.50	935.00	650.00	477.88	861.00	8,614.00
6370 Bldg Repairs Other	375.00			798.00	332.00			485.00					4,523.38
6380 Fence/Retaining Wall Mntrc				175.00					485.00				1,477.00
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	1,788.17	109,493.58
Expenses													
7180 Income Tax Expense		650.00							(18.00)				632.00
Total Expenses		650.00							(18.00)				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	273.34	5,756.79
5096 Paseo Administration Exp.				96.00		100.95	99.00	96.00	4.95	96.00	96.00	96.00	684.90
5098 Telephone	40.94	40.85	40.90	42.29	42.25	42.32	41.47	41.83	41.83	41.75	41.77	41.77	499.97
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	411.11	6,941.66
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	8,745.75	289,627.70
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	123.00	2,763.00
7120 Legal Fees		150.00		100.00	100.00	100.00	100.00	100.00	100.00	375.00	222.00	450.00	1,797.00
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	2,663.49	33,311.00
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	1,950.00	23,400.00
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	491.15	2,575.88
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	14,423.39	358,961.67

PRELIMINARY

Twelve Month Actuals
Thursday December 31, 2009

Unaudited - For Management Purposes Only

Stapleton Rowhome 2009 Operating Budget (Continued)

Stapleton Rowhomes Accrual Budget Year Starts January 1, 2009

	<u>Jan 2009</u>	<u>Feb 2009</u>	<u>Mar 2009</u>	<u>Apr 2009</u>	<u>May 2009</u>	<u>Jun 2009</u>	<u>Jul 2009</u>	<u>Aug 2009</u>	<u>Sep 2009</u>	<u>Oct 2009</u>	<u>Nov 2009</u>	<u>Dec 2009</u>	<u>Total</u>
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	806,665.35	16,622.67	476,028.91
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	8,673.19	(176,771.68)