

# Balance Sheet

Wednesday March 31, 2010

Unaudited - For Management Purposes Only

## Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2010

### ASSETS

#### Current Assets

|                               |             |             |
|-------------------------------|-------------|-------------|
| 1030 Stapleton Rowhomes CW Op | \$44,795.62 |             |
| Total Current Assets          |             | \$44,795.62 |

#### Other Assets

|                              |              |             |
|------------------------------|--------------|-------------|
| 1210 Accounts Receivable     | \$13,269.63  |             |
| 1290 Allowance for Bad Debts | (\$7,800.00) |             |
| 1320 Prepaid Insurance       | \$9,394.98   |             |
| 1330 Prepaid Other           | \$675.81     |             |
| Total Other Assets           |              | \$15,540.42 |

|              |  |                    |
|--------------|--|--------------------|
| TOTAL ASSETS |  | <u>\$60,336.04</u> |
|--------------|--|--------------------|

### LIABILITIES

#### Current Liabilities

|                           |             |             |
|---------------------------|-------------|-------------|
| 2000 Accounts Payable     | \$7,545.03  |             |
| 2030 Advanced Payments    | \$14,686.36 |             |
| 2040 Open Credits         | \$20.90     |             |
| Total Current Liabilities |             | \$22,252.29 |

|                   |  |                    |
|-------------------|--|--------------------|
| TOTAL LIABILITIES |  | <u>\$22,252.29</u> |
|-------------------|--|--------------------|

### EQUITY

#### Retained Earnings

|                         |             |             |
|-------------------------|-------------|-------------|
| 3010 Retained Earnings  | \$23,640.41 |             |
| Current Year Earnings   | \$14,443.34 |             |
| Total Retained Earnings |             | \$38,083.75 |

|              |  |                    |
|--------------|--|--------------------|
| TOTAL EQUITY |  | <u>\$38,083.75</u> |
|--------------|--|--------------------|

|                              |  |                    |
|------------------------------|--|--------------------|
| TOTAL LIABILITIES AND EQUITY |  | <u>\$60,336.04</u> |
|------------------------------|--|--------------------|

# Unexpended Budget Report

Wednesday March 31, 2010

Unaudited - For Management Purposes Only

## Stapleton Rowhome 2010 Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2010

|                                | 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       | 71,994.00    | 71,994.00 | 0.00       | 287,976.00    | 215,982.00 |
| 4020 Water Assessment          | 419.89        | 500.00    | (80.11)    | 1,257.54     | 1,500.00  | (242.46)   | 6,000.00      | 4,742.46   |
| 4050 Legal Fees Chargedback    | 67.00         | 300.00    | (233.00)   | 549.00       | 900.00    | (351.00)   | 3,600.00      | 3,051.00   |
| 4080 Late Fees                 | 120.00        | 125.00    | (5.00)     | 480.00       | 375.00    | 105.00     | 1,500.00      | 1,020.00   |
| 4110 Misc. Income              | 50.00         | 25.00     | 25.00      | 100.00       | 75.00     | 25.00      | 300.00        | 200.00     |
| Total Income                   | 24,654.89     | 24,948.00 | (293.11)   | 74,380.54    | 74,844.00 | (463.46)   | 299,376.00    | 224,995.46 |
| TOTAL INCOME                   |               |           |            |              |           |            |               |            |
|                                | 24,654.89     | 24,948.00 | (293.11)   | 74,380.54    | 74,844.00 | (463.46)   | 299,376.00    | 224,995.46 |
| EXPENSES                       |               |           |            |              |           |            |               |            |
| Maintenance Expenses           |               |           |            |              |           |            |               |            |
| 5010 Electricity               | 197.76        | 200.00    | (2.24)     | 505.97       | 600.00    | (94.03)    | 2,400.00      | 1,894.03   |
| 5090 Water/Sewer               | 89.28         | 300.00    | (210.72)   | 208.72       | 450.00    | (241.28)   | 15,900.00     | 15,691.28  |
| 6300 Grounds Maintenance       | 0.00          | 2,500.00  | (2,500.00) | 0.00         | 2,500.00  | (2,500.00) | 35,000.00     | 35,000.00  |
| 6310 Landscape Contract        | 1,380.00      | 1,700.00  | (320.00)   | 4,140.00     | 5,100.00  | (960.00)   | 20,400.00     | 16,260.00  |
| 6330 Sprinkler/Irrigation Rprs | 0.00          | 0.00      | 0.00       | 0.00         | 0.00      | 0.00       | 4,025.00      | 4,025.00   |
| 6340 Backflow Device Inspc'n   | 0.00          | 0.00      | 0.00       | 0.00         | 0.00      | 0.00       | 2,000.00      | 2,000.00   |
| 6350 Lighting Maintenance      | 495.43        | 375.00    | 120.43     | 1,195.43     | 1,125.00  | 70.43      | 4,500.00      | 3,304.57   |
| 6355 Snow Removal              | 4,902.00      | 3,000.00  | 1,902.00   | 8,363.50     | 9,000.00  | (636.50)   | 18,000.00     | 9,636.50   |
| 6360 Bldg Repairs-Roof/Gutter  | 0.00          | 600.00    | (600.00)   | 185.00       | 1,800.00  | (1,615.00) | 7,200.00      | 7,015.00   |
| 6370 Bldg Repairs Other        | 195.00        | 250.00    | (55.00)    | 1,270.00     | 750.00    | 520.00     | 3,000.00      | 1,730.00   |
| 6380 Fence/Retaining Wall Mntc | 0.00          | 100.00    | (100.00)   | 0.00         | 300.00    | (300.00)   | 1,200.00      | 1,200.00   |
| Total Maintenance Expenses     | 7,259.47      | 9,025.00  | (1,765.53) | 15,868.62    | 21,625.00 | (5,756.38) | 113,625.00    | 97,756.38  |
| Paseo Unit Expenses            |               |           |            |              |           |            |               |            |
| 5095 Water/Sewer-Paseo Units   | 671.95        | 500.00    | 171.95     | 1,359.97     | 1,500.00  | (140.03)   | 6,000.00      | 4,640.03   |
| 5096 Paseo Administration Exp. | 96.00         | 50.00     | 46.00      | 289.95       | 150.00    | 139.95     | 600.00        | 310.05     |
| 5097 Paseo Transformer Mtnce.  | 0.00          | 25.00     | (25.00)    | 0.00         | 75.00     | (75.00)    | 300.00        | 300.00     |
| 5098 Telephone                 | 42.04         | 50.00     | (7.96)     | 126.11       | 150.00    | (23.89)    | 600.00        | 473.89     |
| Total Paseo Unit Expenses      | 809.99        | 625.00    | 184.99     | 1,776.03     | 1,875.00  | (98.97)    | 7,500.00      | 5,723.97   |
| Administrative Expenses        |               |           |            |              |           |            |               |            |
| 5900 Reserve Contributions     | 8,750.00      | 8,750.00  | 0.00       | 26,250.00    | 26,250.00 | 0.00       | 105,000.00    | 78,750.00  |
| 7021 Misc. Expense             | 67.59         | 200.00    | (132.41)   | 67.59        | 600.00    | (532.41)   | 2,400.00      | 2,332.41   |

# Unexpended Budget Report

Wednesday March 31, 2010

Unaudited - For Management Purposes Only

## Stapleton Rowhome 2010 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2010

|                                     | Month To Date    |                  |                   | Actual           | Year To Date     |                  |                   | Annual Budget     |                    |
|-------------------------------------|------------------|------------------|-------------------|------------------|------------------|------------------|-------------------|-------------------|--------------------|
|                                     | Actual           | Budget           | Variance          |                  | Actual           | Budget           | Variance          | Budget            | Unexpended         |
| <b>EXPENSES (Continued)</b>         |                  |                  |                   |                  |                  |                  |                   |                   |                    |
| Administrative Expenses (Continued) |                  |                  |                   |                  |                  |                  |                   |                   |                    |
| 7110 Audit/Tax Preparation          | 0.00             | 700.00           | (700.00)          | 0.00             | 700.00           | 700.00           | (700.00)          | 3,500.00          | 3,500.00           |
| 7119 Legal-Collections              | 67.00            | 300.00           | (233.00)          | 549.00           | 900.00           | 900.00           | (351.00)          | 3,600.00          | 3,051.00           |
| 7120 Legal Fees                     | 0.00             | 125.00           | (125.00)          | 100.00           | 375.00           | 375.00           | (275.00)          | 1,500.00          | 1,400.00           |
| 7130 Insurance                      | 2,906.50         | 2,900.00         | 6.50              | 8,719.50         | 8,700.00         | 8,700.00         | 19.50             | 34,800.00         | 26,080.50          |
| 7140 Management Fees                | 1,950.00         | 1,950.00         | 0.00              | 5,850.00         | 5,850.00         | 5,850.00         | 0.00              | 23,400.00         | 17,550.00          |
| 7160 Administrative                 | 134.95           | 100.00           | 34.95             | 471.46           | 900.00           | 900.00           | (428.54)          | 2,000.00          | 1,528.54           |
| 7170 Bad Debt                       | 0.00             | 150.00           | (150.00)          | 285.00           | 450.00           | 450.00           | (165.00)          | 1,800.00          | 1,515.00           |
| Total Administrative Expenses       | 13,876.04        | 15,175.00        | (1,298.96)        | 42,292.55        | 44,725.00        | 44,725.00        | (2,432.45)        | 178,000.00        | 135,707.45         |
| <b>TOTAL EXPENSES</b>               | <b>21,945.50</b> | <b>24,825.00</b> | <b>(2,879.50)</b> | <b>59,937.20</b> | <b>68,225.00</b> | <b>68,225.00</b> | <b>(8,287.80)</b> | <b>299,125.00</b> | <b>239,187.80</b>  |
| <b>NET INCOME (LOSS)</b>            | <b>2,709.39</b>  | <b>123.00</b>    | <b>2,586.39</b>   | <b>14,443.34</b> | <b>6,619.00</b>  | <b>6,619.00</b>  | <b>7,824.34</b>   | <b>251.00</b>     | <b>(14,192.34)</b> |
| <b>UNEXPENDED (OVER EXPENDED)</b>   |                  |                  |                   |                  |                  |                  |                   |                   |                    |

# Twelve Month Actuals

Wednesday March 31, 2010

Unaudited - For Management Purposes Only

## Stapleton Rowhome 2010 Operating

Stapleton Rowhomes Accrual Budget Year Starts January 1, 2010

|                                | Jan 2010         | Feb 2010         | Mar 2010         | Apr 2010    | May 2010    | Jun 2010    | Jul 2010    | Aug 2010    | Sep 2010    | Oct 2010    | Nov 2010    | Dec 2010    | Total            |
|--------------------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>INCOME</b>                  |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| Income                         |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| 4010 Association Dues          | 23,998.00        | 23,998.00        | 23,998.00        |             |             |             |             |             |             |             |             |             | 71,994.00        |
| 4020 Water Assessment          | 417.24           | 420.41           | 419.89           |             |             |             |             |             |             |             |             |             | 1,257.54         |
| 4050 Legal Fees Chargedback    | 254.00           | 228.00           | 67.00            |             |             |             |             |             |             |             |             |             | 549.00           |
| 4080 Late Fees                 | 220.00           | 140.00           | 120.00           |             |             |             |             |             |             |             |             |             | 480.00           |
| 4110 Misc. Income              |                  | 50.00            | 50.00            |             |             |             |             |             |             |             |             |             | 100.00           |
| Total Income                   | 24,889.24        | 24,836.41        | 24,654.89        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 74,380.54        |
| <b>EXPENSES</b>                |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| Maintenance Expenses           |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| 5010 Electricity               | 180.00           | 128.21           | 197.76           |             |             |             |             |             |             |             |             |             | 505.97           |
| 5090 Water/Sewer               | 70.16            | 49.28            | 89.28            |             |             |             |             |             |             |             |             |             | 208.72           |
| 6310 Landscape Contract        | 1,380.00         | 1,380.00         | 1,380.00         |             |             |             |             |             |             |             |             |             | 4,140.00         |
| 6350 Lighting Maintenance      | 350.00           | 350.00           | 495.43           |             |             |             |             |             |             |             |             |             | 1,195.43         |
| 6355 Snow Removal              | 967.50           | 2,494.00         | 4,902.00         |             |             |             |             |             |             |             |             |             | 8,363.50         |
| 6360 Bldg Repairs-Roof/Gutter  | 185.00           |                  |                  |             |             |             |             |             |             |             |             |             | 185.00           |
| 6370 Bldg Repairs Other        | 325.00           | 750.00           | 195.00           |             |             |             |             |             |             |             |             |             | 1,270.00         |
| Total Maintenance Expenses     | 3,457.66         | 5,151.49         | 7,259.47         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 15,868.62        |
| Paseo Unit Expenses            |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| 5095 Water/Sewer-Paseo Units   | 526.00           | 162.02           | 671.95           |             |             |             |             |             |             |             |             |             | 1,359.97         |
| 5096 Paseo Administration Exp. | 96.00            | 97.95            | 96.00            |             |             |             |             |             |             |             |             |             | 289.95           |
| 5098 Telephone                 | 42.03            | 42.04            | 42.04            |             |             |             |             |             |             |             |             |             | 126.11           |
| Total Paseo Unit Expenses      | 664.03           | 302.01           | 809.99           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 1,776.03         |
| Administrative Expenses        |                  |                  |                  |             |             |             |             |             |             |             |             |             |                  |
| 5900 Reserve Contributions     | 8,750.00         | 8,750.00         | 8,750.00         |             |             |             |             |             |             |             |             |             | 26,250.00        |
| 7021 Misc. Expense             |                  |                  | 67.59            |             |             |             |             |             |             |             |             |             | 67.59            |
| 7119 Legal-Collections         | 254.00           | 228.00           | 67.00            |             |             |             |             |             |             |             |             |             | 549.00           |
| 7120 Legal Fees                | 100.00           |                  |                  |             |             |             |             |             |             |             |             |             | 100.00           |
| 7130 Insurance                 | 2,906.50         | 2,906.50         | 2,906.50         |             |             |             |             |             |             |             |             |             | 8,719.50         |
| 7140 Management Fees           | 1,950.00         | 1,950.00         | 1,950.00         |             |             |             |             |             |             |             |             |             | 5,850.00         |
| 7160 Administrative            | 47.06            | 289.45           | 134.95           |             |             |             |             |             |             |             |             |             | 471.46           |
| 7170 Bad Debt                  | 285.00           |                  |                  |             |             |             |             |             |             |             |             |             | 285.00           |
| Total Administrative Expenses  | 14,292.56        | 14,123.95        | 13,876.04        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 42,292.55        |
| <b>TOTAL EXPENSES</b>          | <b>18,414.25</b> | <b>19,577.45</b> | <b>21,945.50</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>59,937.20</b> |
| <b>NET INCOME (LOSS)</b>       | <b>6,474.99</b>  | <b>5,258.96</b>  | <b>2,709.39</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>14,443.34</b> |

**Balance Sheet**  
Wednesday March 31, 2010

Unaudited - For Management Purposes Only

|                 |
|-----------------|
| <b>Reserves</b> |
|-----------------|

Accrual Accounting Year Starts January 1, 2010

**ASSETS**

Current Assets

|                                |              |              |
|--------------------------------|--------------|--------------|
| 1040 Stapleton Rowhomes Reserv | \$108,893.72 |              |
| 1060 Smith Barney Money Market | \$285,884.22 |              |
| 1065 Smith Barney CD Acct      | \$25,000.00  |              |
| Total Current Assets           |              | \$419,777.94 |

Other Assets

|                              |          |          |
|------------------------------|----------|----------|
| 1120 RES-Accr Interest Rcble | \$639.95 |          |
| Total Other Assets           |          | \$639.95 |

|              |              |
|--------------|--------------|
| TOTAL ASSETS | \$420,417.89 |
|--------------|--------------|

**EQUITY**

Retained Earnings

|                         |              |              |
|-------------------------|--------------|--------------|
| 3010 Retained Earnings  | \$392,956.32 |              |
| Current Year Earnings   | \$27,461.57  |              |
| Total Retained Earnings |              | \$420,417.89 |

|              |              |
|--------------|--------------|
| TOTAL EQUITY | \$420,417.89 |
|--------------|--------------|

|                              |              |
|------------------------------|--------------|
| TOTAL LIABILITIES AND EQUITY | \$420,417.89 |
|------------------------------|--------------|

# Twelve Month Actuals

Wednesday March 31, 2010

Unaudited - For Management Purposes Only

## Stapleton Rowhome 2010 Reserve

### Reserves Accrual Budget Year Starts January 1, 2010

|                      | Jan 2010 | Feb 2010 | Mar 2010 | Apr 2010 | May 2010 | Jun 2010 | Jul 2010 | Aug 2010 | Sep 2010 | Oct 2010 | Nov 2010 | Dec 2010 | Total     |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| INCOME               |          |          |          |          |          |          |          |          |          |          |          |          |           |
| Income               |          |          |          |          |          |          |          |          |          |          |          |          |           |
| 4150 Interest Income | 415.24   | 403.94   | 392.39   |          |          |          |          |          |          |          |          |          | 1,211.57  |
| 9800 Reserve Income  | 8,750.00 | 8,750.00 | 8,750.00 |          |          |          |          |          |          |          |          |          | 26,250.00 |
| Total Income         | 9,165.24 | 9,153.94 | 9,142.39 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 27,461.57 |
| TOTAL INCOME         | 9,165.24 | 9,153.94 | 9,142.39 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 27,461.57 |
| NET INCOME (LOSS)    | 9,165.24 | 9,153.94 | 9,142.39 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 27,461.57 |

**Unaudited - For Management Purposes Only**

## **Stapleton Rowhome 2010 Reserve**

|                                   | Month To Date   |                 |               | Year To Date     |                  |                 | Annual Budget     |                  |
|-----------------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|-------------------|------------------|
|                                   | Actual          | Budget          | Variance      | Actual           | Budget           | Variance        | Budget            | Unexpended       |
| <b>INCOME</b>                     |                 |                 |               |                  |                  |                 |                   |                  |
| Income                            |                 |                 |               |                  |                  |                 |                   |                  |
| 4150 Interest Income              | 392.39          | 0.00            | 392.39        | 1,211.57         | 0.00             | 1,211.57        | 0.00              | (1,211.57)       |
| 9800 Reserve Income               | 8,750.00        | 8,750.00        | 0.00          | 26,250.00        | 26,250.00        | 0.00            | 105,000.00        | 78,750.00        |
| <b>Total Income</b>               | <b>9,142.39</b> | <b>8,750.00</b> | <b>392.39</b> | <b>27,461.57</b> | <b>26,250.00</b> | <b>1,211.57</b> | <b>105,000.00</b> | <b>77,538.43</b> |
| <b>TOTAL INCOME</b>               | <b>9,142.39</b> | <b>8,750.00</b> | <b>392.39</b> | <b>27,461.57</b> | <b>26,250.00</b> | <b>1,211.57</b> | <b>105,000.00</b> | <b>77,538.43</b> |
| <b>NET INCOME (LOSS)</b>          | <b>9,142.39</b> | <b>8,750.00</b> | <b>392.39</b> | <b>27,461.57</b> | <b>26,250.00</b> | <b>1,211.57</b> | <b>105,000.00</b> | <b>77,538.43</b> |
| <b>UNEXPENDED (OVER EXPENDED)</b> |                 |                 |               |                  |                  |                 |                   |                  |