

PRELIMINARY

Balance Sheet

Wednesday June 30, 2010 for Stapleton Rowhomes

Unaudited - For Management Purposes

Consolidated

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$54,381.41
1040 Stapleton Rowhomes Reserv	\$22,153.36
1060 Smith Barney Money Market	\$1,084.58
1065 Smith Barney CD Acct	\$310,000.00

Total Current Assets \$387,619.35

Other Assets

1120 RES-Accr Interest Rcble	\$639.95
1290 Allowance for Bad Debts	(\$10,100.00)
1320 Prepaid Insurance	\$9,057.24
1330 Prepaid Other	\$1,058.04

Total Other Assets \$655.23

TOTAL ASSETS \$388,274.58

LIABILITIES

Current Liabilities

2040 Open Credits	\$162.90
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Total Current Liabilities \$162.90

TOTAL LIABILITIES \$162.90

EQUITY

Retained Earnings

3010 Retained Earnings	\$426,805.61
Current Year Earnings	(\$38,693.93)

Total Retained Earnings \$388,111.68

TOTAL EQUITY \$388,111.68

TOTAL LIABILITIES AND EQUITY \$388,274.58

Balance Sheet
Wednesday June 30, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op

\$54,381.41

Total Current Assets

\$54,381.41

Other Assets

1210 Accounts Receivable

\$11,849.82

1290 Allowance for Bad Debts

(\$10,100.00)

1320 Prepaid Insurance

\$9,057.24

1330 Prepaid Other

\$1,058.04

Total Other Assets

\$11,865.10

TOTAL ASSETS

\$66,246.51

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$5,208.80

2030 Advanced Payments

\$14,582.77

2040 Open Credits

\$162.90

Total Current Liabilities

\$19,954.47

TOTAL LIABILITIES

\$19,954.47

EQUITY

Retained Earnings

3010 Retained Earnings

\$21,925.41

Current Year Earnings

\$24,366.63

Total Retained Earnings

\$46,292.04

TOTAL EQUITY

\$46,292.04

TOTAL LIABILITIES AND EQUITY

\$66,246.51

Twelve Month Actuals

Wednesday June 30, 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
INCOME													
Income													
4010 Association Dues	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00	23,998.00							143,988.00
4020 Water Assessment	417.24	420.41	419.89		900.87								2,158.41
4050 Legal Fees Chargedback	254.00	228.00	67.00	626.07		11.00							1,186.07
4080 Late Fees	220.00	140.00	120.00	220.00	140.00	180.00							1,020.00
4110 Misc. Income		50.00	50.00		(50.00)								50.00
Total Income	24,889.24	24,836.41	24,654.89	24,844.07	24,988.87	24,189.00	0.00	0.00	0.00	0.00	0.00	0.00	148,402.48
EXPENSES													
Maintenance Expenses													
5010 Electricity	180.00	128.21	197.76	197.71	199.40	329.62							1,232.70
5090 Water/Sewer	70.16	49.28	89.28	89.28	533.28	1,045.28							2,476.56
6310 Landscape Contract	1,380.00	1,380.00	1,380.00	1,200.00	1,200.00	1,200.00							7,740.00
6330 Sprinkler/Irrigation Rprs						443.62							443.62
6350 Lighting Maintenance	350.00	350.00	495.43	350.00	350.00	350.00							2,245.43
6355 Snow Removal	967.50	2,494.00	4,902.00		1,741.50								10,105.00
6360 Bldg Repairs-Roof/Gutter	185.00				633.00	548.00							1,366.00
6370 Bldg Repairs Other	325.00	750.00	195.00			5,200.00							6,470.00
Total Maintenance Expenses	3,457.66	5,151.49	7,259.47	1,836.99	4,657.18	9,716.52	0.00	0.00	0.00	0.00	0.00	0.00	32,079.31
Paseo Unit Expenses													
5095 Water/Sewer-Paseo Units	526.00	162.02	671.95	578.01	929.13	963.06							3,830.17
5096 Paseo Administration Exp.	96.00	97.95	96.00	96.00	96.00	97.95							579.90
5098 Telephone	42.03	42.04	42.04	42.19	42.22	42.22							252.74
Total Paseo Unit Expenses	664.03	302.01	809.99	716.20	1,067.35	1,103.23	0.00	0.00	0.00	0.00	0.00	0.00	4,662.81
Administrative Expenses													
5900 Reserve Contributions	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00							52,500.00
7021 Misc. Expense			67.59	67.59	67.59	67.59							270.36
7110 Audit/Tax Preparation				2,800.00									2,800.00
7119 Legal-Collections	254.00	228.00	67.00	626.07		11.00							1,186.07
7120 Legal Fees	100.00				7.00	26.00							133.00
7130 Insurance	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50							17,439.00
7140 Management Fees	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00							11,700.00
7160 Administrative	47.06	289.45	134.95	113.72	210.00	185.12							980.30
7170 Bad Debt	285.00												285.00
Total Administrative Expenses	14,292.56	14,123.95	13,876.04	17,213.88	13,891.09	13,896.21	0.00	0.00	0.00	0.00	0.00	0.00	87,293.73
TOTAL EXPENSES	18,414.25	19,577.45	21,945.50	19,767.07	19,615.62	24,715.96	0.00	0.00	0.00	0.00	0.00	0.00	124,035.85
NET INCOME (LOSS)	6,474.99	5,258.96	2,709.39	5,077.00	5,373.25	(526.96)	0.00	0.00	0.00	0.00	0.00	0.00	24,366.63

Unexpended Budget Report

Wednesday June 30, 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	143,988.00	143,988.00	0.00	287,976.00	143,988.00
4020 Water Assessment	0.00	500.00	(500.00)	2,158.41	3,000.00	(841.59)	6,000.00	3,841.59
4050 Legal Fees Chargedback	11.00	300.00	(289.00)	1,186.07	1,800.00	(613.93)	3,600.00	2,413.93
4080 Late Fees	180.00	125.00	55.00	1,020.00	750.00	270.00	1,500.00	480.00
4110 Misc. Income	0.00	25.00	(25.00)	50.00	150.00	(100.00)	300.00	250.00
Total Income	24,189.00	24,948.00	(759.00)	148,402.48	149,688.00	(1,285.52)	299,376.00	150,973.52
EXPENSES								
Maintenance Expenses								
5010 Electricity	329.62	200.00	129.62	1,232.70	1,200.00	32.70	2,400.00	1,167.30
5090 Water/Sewer	1,645.28	2,500.00	(854.72)	2,476.56	4,750.00	(2,273.44)	15,900.00	13,423.44
6300 Grounds Maintenance	0.00	5,000.00	(5,000.00)	0.00	19,500.00	(19,500.00)	35,000.00	35,000.00
6310 Landscape Contract	1,200.00	1,700.00	(500.00)	7,740.00	10,200.00	(2,460.00)	20,400.00	12,660.00
6330 Sprinkler/Irrigation Rprs	443.62	575.00	(131.38)	443.62	1,725.00	(1,281.38)	4,025.00	3,581.38
6340 Backflow Device Inspecn	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
6350 Lighting Maintenance	350.00	375.00	(25.00)	2,245.43	2,250.00	(4.57)	4,500.00	2,254.57
6355 Snow Removal	0.00	0.00	0.00	10,105.00	9,000.00	1,105.00	18,000.00	7,895.00
6360 Bldg Repairs-Roof/Gutter	548.00	600.00	(52.00)	1,366.00	3,600.00	(2,234.00)	7,200.00	5,834.00
6370 Bldg Repairs Other	5,200.00	250.00	4,950.00	6,470.00	1,500.00	4,970.00	3,000.00	(3,470.00)
6380 Fence/Retaining Wall Mntc	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00	1,200.00
Total Maintenance Expenses	9,716.52	13,300.00	(3,583.48)	32,079.31	56,325.00	(24,245.69)	113,625.00	81,545.69
Paseo Unit Expenses								
5095 Water/Sewer-Paseo Units	963.06	500.00	463.06	3,830.17	3,000.00	830.17	6,000.00	2,169.83
5096 Paseo Administration Exp.	97.95	50.00	47.95	579.90	300.00	279.90	600.00	20.10
5097 Paseo Transformer Mntce.	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00	300.00
5098 Telephone	42.22	50.00	(7.78)	252.74	300.00	(47.26)	600.00	347.26
Total Paseo Unit Expenses	1,103.23	625.00	478.23	4,662.81	3,750.00	912.81	7,500.00	2,837.19
Administrative Expenses								
5900 Reserve Contributions	8,750.00	8,750.00	0.00	52,500.00	52,500.00	0.00	105,000.00	52,500.00
7021 Misc. Expense	67.59	200.00	(132.41)	270.36	1,200.00	(929.64)	2,400.00	2,129.64

Unexpended Budget Report

Wednesday June 30, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhome 2010 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2010

	Month To Date		Year To Date		Annual Budget	
	Actual	Budget	Actual	Budget	Budget	Unexpended
EXPENSES (Continued)						
Administrative Expenses (Continued)						
7110 Audit/Tax Preparation	0.00	0.00	2,800.00	700.00	3,500.00	700.00
7119 Legal-Collections	11.00	300.00	1,186.07	1,800.00	3,600.00	2,413.93
7120 Legal Fees	26.00	125.00	133.00	750.00	1,500.00	1,367.00
7130 Insurance	2,906.50	2,900.00	17,439.00	17,400.00	34,800.00	17,361.00
7140 Management Fees	1,950.00	1,950.00	11,700.00	11,700.00	23,400.00	11,700.00
7160 Administrative	185.12	100.00	980.30	1,200.00	2,000.00	1,019.70
7170 Bad Debt	0.00	150.00	285.00	900.00	1,800.00	1,515.00
Total Administrative Expenses	13,896.21	14,475.00	87,293.73	88,150.00	178,000.00	90,706.27
TOTAL EXPENSES	24,715.96	28,400.00	124,035.85	148,225.00	299,125.00	175,089.15
NET INCOME (LOSS)	(526.96)	(3,452.00)	24,366.63	1,463.00	251.00	
UNEXPENDED (OVER EXPENDED)						(24,115.63)

PRELIMINARY

Balance Sheet

Wednesday June 30, 2010

Unaudited - For Management Purposes Only

Reserves

Accrual Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$22,153.36	
1060 Smith Barney Money Market	\$1,084.58	
1065 Smith Barney CD Acct	\$310,000.00	
Total Current Assets		\$333,237.94

Other Assets

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

TOTAL ASSETS		<u>\$333,877.89</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$392,956.32	
Current Year Earnings	(\$59,078.43)	
Total Retained Earnings		\$333,877.89

TOTAL EQUITY		<u>\$333,877.89</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$333,877.89</u>
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PRELIMINARY

Twelve Month Actuals Wednesday June 30, 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	206.65	294.75	48.60							1,761.57
9800 Reserve Income	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00							52,500.00
Total Income	9,165.24	9,153.94	9,142.39	8,956.65	9,044.75	8,798.60	0.00	0.00	0.00	0.00	0.00	0.00	54,261.57
EXPENSES													
EXPENSES													
8000 Reserve Expense					150.00								150.00
9640 Reserve Concrete				26,470.00		33,780.00							33,780.00
9750 Reserve Painting				26,470.00		52,940.00							79,410.00
Total Expenses	0.00	0.00	0.00	26,470.00	150.00	86,720.00	0.00	0.00	0.00	0.00	0.00	0.00	113,340.00
TOTAL EXPENSES	0.00	0.00	0.00	26,470.00	150.00	86,720.00	0.00	0.00	0.00	0.00	0.00	0.00	113,340.00
NET INCOME (LOSS)	9,165.24	9,153.94	9,142.39	17,513.35	8,894.75	77,921.40	0.00	0.00	0.00	0.00	0.00	0.00	(59,078.43)

PRELIMINARY

Unexpended Budget Report

Wednesday June 30, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhome 2010 Reserve

Reserves Accrual Accounting Year Starts January 1, 2010

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Actual		Budget	Unexpended
INCOME									
Income									
4150 Interest Income	48.60	0.00	48.60	1,761.57	0.00	1,761.57	0.00	0.00	(1,761.57)
9800 Reserve Income	8,750.00	8,750.00	0.00	52,500.00	52,500.00	0.00	105,000.00	105,000.00	52,500.00
Total Income	8,798.60	8,750.00	48.60	54,261.57	52,500.00	1,761.57	105,000.00	105,000.00	50,738.43
EXPENSES									
Expenses									
8000 Reserve Expense	0.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00	(150.00)
9640 Reserve Concrete	33,780.00	0.00	33,780.00	33,780.00	0.00	33,780.00	0.00	0.00	(33,780.00)
9750 Reserve Painting	52,940.00	0.00	52,940.00	79,410.00	0.00	79,410.00	0.00	0.00	(79,410.00)
Total Expenses	86,720.00	0.00	86,720.00	113,340.00	0.00	113,340.00	0.00	0.00	(113,340.00)
TOTAL EXPENSES	86,720.00	0.00	86,720.00	113,340.00	0.00	113,340.00	0.00	0.00	(113,340.00)
NET INCOME (LOSS)	(77,921.40)	8,750.00	(86,671.40)	(59,078.43)	52,500.00	(111,578.43)	105,000.00	105,000.00	
UNEXPENDED (OVER EXPENDED)									164,078.43