

Balance Sheet

Friday, December 31, 2010 for Stapleton Rowhomes

Unaudited - For Management Purposes Only

Consolidated

Cash Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$58,815.45
1040 Stapleton Rowhomes Reserv	\$40,925.76
1110 Smith Barney Money Market	\$63,699.62
1120 Smith Barney CD Acct	\$250,000.00

Total Current Assets \$413,440.83

Other Assets

1290 RES-Accr Interest Rcble	\$512.60
1299 Allowance for Bad Debts	(\$1,945.49)
1330 Prepaid Other	\$652.50

Total Other Assets (\$780.39)

TOTAL ASSETS \$412,660.44

LIABILITIES

Current Liabilities

2011 Accrued Payables	\$295.66
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Total Current Liabilities \$295.66

TOTAL LIABILITIES \$295.66

EQUITY

Retained Earnings

3010 Retained Earnings	\$426,805.61
Current Year Earnings	(\$14,440.83)

Total Retained Earnings \$412,364.78

TOTAL EQUITY \$412,364.78

TOTAL LIABILITIES AND EQUITY \$412,660.44

Balance Sheet
Friday, December 31, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op

\$58,815.45

Total Current Assets

\$58,815.45

Other Assets

1210 Accounts Receivable

\$4,408.45

1299 Allowance for Bad Debts

(\$1,945.49)

1330 Prepaid Other

\$652.50

Total Other Assets

\$3,115.46

TOTAL ASSETS

\$61,930.91

LIABILITIES

Current Liabilities

2010 Accounts Payable

\$3,702.03

2011 Accrued Payables

\$295.66

2030 Advanced Payments

\$14,217.17

Total Current Liabilities

\$18,214.86

TOTAL LIABILITIES

\$18,214.86

EQUITY

Retained Earnings

3010 Retained Earnings

\$21,925.41

Current Year Earnings

\$21,790.64

Total Retained Earnings

\$43,716.05

TOTAL EQUITY

\$43,716.05

TOTAL LIABILITIES AND EQUITY

\$61,930.91

Twelve Month Actuals

Friday, December 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
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	417.24	420.41	419.89		900.87		581.12	537.45	565.29	606.28	558.90	1,023.28	6,030.73
4050 Legal Fees Chargedback	254.00	228.00	67.00	626.07		11.00						211.00	1,397.07
4080 Late Fees	220.00	140.00	120.00	220.00	140.00	180.00	180.00	180.00	80.00	140.00	160.00	140.00	1,900.00
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	24,759.12	24,715.45	24,643.29	24,744.28	24,716.90	25,372.28	297,353.80
EXPENSES													
Maintenance Expenses													
640 Bldg Repairs Other													
5010 Electricity	325.00	750.00	195.00		199.40	329.62	188.31	187.29	56.67	188.53	186.68	277.89	2,598.31
5090 Water/Sewer	180.00	128.21	197.76	89.28	533.28	1,645.28	2,473.23	2,757.28	2,781.28	2,305.23	172.33	128.34	13,094.25
6300 Grounds Maintenance	70.16	49.28	89.28				4,297.70	10,949.00		14,916.00		680.00	30,842.70
6310 Landscape Contract	1,380.00	1,380.00	1,380.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,940.00
6330 Sprinkler/Irrigation Rprs						443.62	640.00	869.35	535.49	313.98	102.99		2,905.43
6340 Backflow Device Insptn								1,482.69				382.32	1,482.69
6350 Lighting Maintenance	350.00	350.00	495.43	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00		4,377.75
6380 Fence/Retaining Wall Mntc								77.93					77.93
6480 Roof/Gutter Repairs	185.00				633.00	5,748.00	1,308.00	1,259.00			1,662.00		10,795.00
6510 Snow Removal	967.50	2,494.00	4,902.00		1,741.50							2,109.00	12,214.00
Total Maintenance Expenses	3,457.66	5,151.49	7,259.47	1,836.99	4,657.18	9,716.52	11,157.24	19,132.54	5,101.75	19,648.74	3,749.00	4,777.55	95,646.13
Expenses													
7180 Income Tax Expense							16.00						16.00
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00	16.00	0.00	0.00	0.00	0.00	0.00	16.00
Paseo Unit Expenses													
5030 Telephone	42.03	42.04	42.04	42.19	42.22	42.22	42.42	42.66	42.66	42.46	42.71	42.71	508.36
5080 Water/Sewer-Paseo Units	526.00	162.02	671.95	578.01	929.13	963.06	849.05	424.01	599.57	482.41	393.21	548.75	7,127.17
5096 Paseo Administration Exp.	96.00	97.95	96.00	96.00	96.00	97.95	96.00	96.00	96.00	99.00	96.00	96.00	1,158.90
Total Paseo Unit Expenses	664.03	302.01	809.99	716.20	1,067.35	1,103.23	987.47	562.67	738.23	623.87	531.92	687.46	8,794.43
Administrative Expenses													
5900 Reserve Contributions	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	105,000.00
7021 Administrative	47.06	289.45	134.95	113.72	210.00	185.12	47.55	166.08	207.02	137.44	208.38	370.82	2,117.59
7021 Misc. Expense			67.59	67.59	67.59	67.59	67.59	67.59	67.59	207.63	217.59	67.59	965.94
7030 Audit/Tax Preparation				2,800.00									2,800.00
7040 Bad Debt	285.00												285.00
7119 Legal-Collections	254.00	228.00	67.00	626.07		11.00		30.00				211.00	1,427.07
7120 Legal Fees	100.00				7.00	26.00					100.00		233.00
7130 Insurance	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	2,906.50	34,878.00
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
Total Administrative Expenses	14,292.56	14,123.95	13,876.04	17,213.88	13,891.09	13,896.21	13,721.64	13,870.17	13,881.11	13,951.57	14,132.47	14,255.91	171,106.60

Twelve Month Actuals

Friday, December 31, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhome 2010 Operating (Continued)

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
TOTAL EXPENSES	18,414.25	19,577.45	21,945.50	19,767.07	19,615.62	24,715.96	25,882.35	33,565.38	19,721.09	34,224.18	18,413.39	19,720.92	275,563.16
NET INCOME (LOSS)	6,474.99	5,258.96	2,709.39	5,077.00	5,373.25	(526.96)	(1,123.23)	(8,849.93)	4,922.20	(9,479.90)	6,303.51	5,651.36	21,790.64

Unexpended Budget Report

Friday, December 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	Actual	Budget	Budget	Unexpended
INCOME						
Income						
4010 Association Dues	23,998.00	23,998.00	287,976.00	287,976.00	287,976.00	0.00
4020 Water Assessment	1,023.28	500.00	6,030.73	6,000.00	6,000.00	(30.73)
4050 Legal Fees Chargedback	211.00	300.00	1,397.07	3,600.00	3,600.00	2,202.93
4080 Late Fees	140.00	125.00	1,900.00	1,500.00	1,500.00	(400.00)
4110 Misc. Income	0.00	25.00	50.00	300.00	300.00	250.00
Total Income	25,372.28	24,948.00	297,353.80	299,376.00	299,376.00	2,022.20
EXPENSES						
Maintenance Expenses						
640 Bldg Repairs Other	0.00	250.00	2,598.31	3,000.00	3,000.00	401.69
5010 Electricity	277.89	200.00	2,318.07	2,400.00	2,400.00	81.93
5090 Water/Sewer	128.34	75.00	13,094.25	15,900.00	15,900.00	2,805.75
6300 Grounds Maintenance	680.00	0.00	30,842.70	35,000.00	35,000.00	4,157.30
6310 Landscape Contract	1,200.00	1,700.00	14,940.00	20,400.00	20,400.00	5,460.00
6330 Sprinkler/Irrigation Rprs	0.00	0.00	2,905.43	4,025.00	4,025.00	1,119.57
6340 Backflow Device Inspcn	0.00	0.00	1,482.69	2,000.00	2,000.00	517.31
6350 Lighting Maintenance	382.32	375.00	4,377.75	4,500.00	4,500.00	122.25
6380 Fence/Retaining Wall Mntr	0.00	100.00	77.93	1,200.00	1,200.00	1,122.07
6480 Roof/Gutter Repairs	0.00	600.00	10,795.00	7,200.00	7,200.00	(3,595.00)
6510 Snow Removal	2,109.00	3,000.00	12,214.00	18,000.00	18,000.00	5,786.00
Total Maintenance Expenses	4,777.55	6,300.00	95,646.13	113,625.00	113,625.00	17,978.87
Expenses						
7180 Income Tax Expense	0.00	0.00	16.00	0.00	0.00	(16.00)
Total Expenses	0.00	0.00	16.00	0.00	0.00	(16.00)
Paseo Unit Expenses						
5030 Telephone	42.71	50.00	508.36	600.00	600.00	91.64
5080 Water/Sewer-Paseo Units	548.75	500.00	7,127.17	6,000.00	6,000.00	(1,127.17)
5096 Paseo Administration Exp.	96.00	50.00	1,158.90	600.00	600.00	(558.90)
5097 Paseo Transformer Mntr.	0.00	25.00	0.00	300.00	300.00	300.00

Unexpended Budget Report

Friday, December 31, 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)						
Total Paseo Unit Expenses	687.46	625.00	8,794.43	7,500.00	7,500.00	(1,294.43)
Administrative Expenses						
5900 Reserve Contributions	8,750.00	8,750.00	105,000.00	105,000.00	105,000.00	0.00
7021 Administrative	370.82	100.00	2,117.59	2,000.00	2,000.00	(117.59)
7021 Misc. Expense	67.59	200.00	965.94	2,400.00	2,400.00	1,434.06
7030 Audit/Tax Preparation	0.00	0.00	2,800.00	3,500.00	3,500.00	700.00
7040 Bad Debt	0.00	150.00	285.00	1,800.00	1,800.00	1,515.00
7119 Legal-Collections	211.00	300.00	1,427.07	3,600.00	3,600.00	2,172.93
7120 Legal Fees	0.00	125.00	233.00	1,500.00	1,500.00	1,267.00
7130 Insurance	2,906.50	2,900.00	34,878.00	34,800.00	34,800.00	(78.00)
7140 Management Fees	1,950.00	1,950.00	23,400.00	23,400.00	23,400.00	0.00
Total Administrative Expenses	14,255.91	14,475.00	171,106.60	178,000.00	178,000.00	6,893.40
TOTAL EXPENSES	19,720.92	21,400.00	275,563.16	299,125.00	299,125.00	23,561.84
NET INCOME (LOSS)	5,651.36	3,548.00	21,790.64	251.00	251.00	(21,539.64)
UNEXPENDED (OVER EXPENDED)						

Balance Sheet
Friday, December 31, 2010

Unaudited - For Management Purposes Only

Reserves

Accrual Accounting Year Starts January 1, 2010

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$40,925.76	
1110 Smith Barney Money Market	\$63,699.62	
1120 Smith Barney CD Acct	\$250,000.00	
Total Current Assets		\$354,625.38

Other Assets

1290 RES-Accr Interest Rcble	\$512.60	
Total Other Assets		\$512.60

TOTAL ASSETS \$355,137.98

EQUITY

Retained Earnings

3010 Retained Earnings	\$392,956.32	
Current Year Earnings	(\$37,818.34)	
Total Retained Earnings		\$355,137.98

TOTAL EQUITY \$355,137.98

TOTAL LIABILITIES AND EQUITY \$355,137.98

Unaudited - For Management Purposes Only

Twelve Month Actuals

Friday, December 31, 2010

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	282.20	255.17	235.32	235.36	1,385.58	123.10	65.96	4,295.66
9800 Reserve Income	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	105,000.00
Total Income	9,165.24	9,153.94	9,142.39	8,956.65	9,044.75	9,032.20	9,005.17	8,985.32	8,985.36	10,135.58	8,873.10	8,815.96	109,295.66
EXPENSES													
Expenses													
8000 Reserve Expense					150.00								150.00
9640 Reserve Concrete						33,780.00							33,780.00
9750 Reserve Painting				26,470.00		52,940.00	26,470.00						105,880.00
9810 Reserve Roof Repairs										7,304.00			7,304.00
Total Expenses	0.00	0.00	0.00	26,470.00	150.00	86,720.00	26,470.00	0.00	0.00	7,304.00	0.00	0.00	147,114.00
TOTAL EXPENSES	0.00	0.00	0.00	26,470.00	150.00	86,720.00	26,470.00	0.00	0.00	7,304.00	0.00	0.00	147,114.00
NET INCOME (LOSS)	9,165.24	9,153.94	9,142.39	17,513.35	8,894.75	77,687.80	17,464.83	8,985.32	8,985.36	2,831.58	8,873.10	8,815.96	(37,818.34)

Unexpended Budget Report

Friday, December 31, 2010

Unaudited - For Management Purposes Only

Stapleton Rowhome 2010 Reserve

Reserves Accrual Accounting Year Starts January 1, 2010

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
INCOME								
Income								
4150 Interest Income	65.96	0.00	65.96	4,295.66	0.00	4,295.66	0.00	(4,295.66)
9800 Reserve Income	8,750.00	8,750.00	0.00	105,000.00	105,000.00	0.00	105,000.00	0.00
Total Income	8,815.96	8,750.00	65.96	109,295.66	105,000.00	4,295.66	105,000.00	(4,295.66)
EXPENSES								
Expenses								
8000 Reserve Expense	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
9640 Reserve Concrete	0.00	0.00	0.00	33,780.00	0.00	33,780.00	0.00	(33,780.00)
9750 Reserve Painting	0.00	0.00	0.00	105,880.00	0.00	105,880.00	0.00	(105,880.00)
9810 Reserve Roof Repairs	0.00	0.00	0.00	7,304.00	0.00	7,304.00	0.00	(7,304.00)
Total Expenses	0.00	0.00	0.00	147,114.00	0.00	147,114.00	0.00	(147,114.00)
TOTAL EXPENSES	0.00	0.00	0.00	147,114.00	0.00	147,114.00	0.00	(147,114.00)
NET INCOME (LOSS)	8,815.96	8,750.00	65.96	(37,818.34)	105,000.00	(142,818.34)	105,000.00	
UNEXPENDED (OVER EXPENDED)								142,818.34