

PRELIMINARY

Balance Sheet

Saturday, April 30, 2011 for Stapleton Rowhomes

Unaudited - For Management Purposes Only

Consolidated

Accrual Accounting Year Starts January 1, 2011

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$19,577.73
1040 Stapleton Rowhomes Reserv	\$60,505.60
1110 Smith Barney Money Market	\$64,047.86
1120 Smith Barney CD Acct	\$250,000.00

Total Current Assets \$394,131.19

Other Assets

1210 Accounts Receivable	\$6,504.74
1290 RES-Accr Interest Rcble	\$512.60
1299 Allowance for Bad Debts	(\$1,945.49)
1320 Prepaid Insurance	\$47,925.36
1330 Prepaid Other	\$1,204.50

Total Other Assets \$54,201.71

TOTAL ASSETS \$448,332.90

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$708.46
2030 Advanced Payments	\$15,468.11

Total Current Liabilities \$16,176.57

TOTAL LIABILITIES \$16,176.57

EQUITY

Retained Earnings

3010 Retained Earnings	\$398,854.03
Current Year Earnings	\$33,302.30

Total Retained Earnings \$432,156.33

TOTAL EQUITY \$432,156.33

TOTAL LIABILITIES AND EQUITY \$448,332.90

Balance Sheet

Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2011

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op

\$19,577.73

Total Current Assets

\$19,577.73

Other Assets

1210 Accounts Receivable

\$6,504.74

1299 Allowance for Bad Debts

(\$1,945.49)

1320 Prepaid Insurance

\$47,925.36

1330 Prepaid Other

\$1,204.50

Total Other Assets

\$53,689.11

TOTAL ASSETS

\$73,266.84

LIABILITIES

Current Liabilities

2010 Accounts Payable

\$708.46

2030 Advanced Payments

\$15,468.11

Total Current Liabilities

\$16,176.57

TOTAL LIABILITIES

\$16,176.57

EQUITY

Retained Earnings

3010 Retained Earnings

\$43,716.05

Current Year Earnings

\$13,374.22

Total Retained Earnings

\$57,090.27

TOTAL EQUITY

\$57,090.27

TOTAL LIABILITIES AND EQUITY

\$73,266.84

Twelve Month Actuals

Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhome 2011 Operating

Stapleton Rowhomes Accrual Budget Year Starts January 1, 2011

	Jan 2011	Feb 2011	Mar 2011	Apr 2011	May 2011	Jun 2011	Jul 2011	Aug 2011	Sep 2011	Oct 2011	Nov 2011	Dec 2011	Total
INCOME													
Income													
4010 Association Dues	23,998.00	23,998.00	23,998.00	23,998.00									95,992.00
4020 Water Assessment		438.47	462.34	435.97									1,336.78
4050 Legal Fees Chargedback		16.00	211.00										227.00
4080 Late Fees	240.00	120.00	128.00	168.00									656.00
Total Income	24,238.00	24,572.47	24,799.34	24,601.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98,211.78
EXPENSES													
Maintenance Expenses													
640 Bldg Repairs Other		303.23											303.23
5010 Electricity	183.88	141.99	188.34	191.57									705.78
5090 Water/Sewer	91.22	51.28	96.00	96.00									334.50
6300 Grounds Maintenance	2,015.00	6,000.00											8,015.00
6310 Landscape Contract	1,200.00	1,200.00	1,200.00	1,200.00									4,800.00
6350 Lighting Maintenance	350.00	450.00	350.00	350.00									1,500.00
6480 Roof/Gutter Repairs	325.00	796.00	1,284.75										2,405.75
6510 Snow Removal	2,010.00	3,425.00											5,435.00
Total Maintenance Expenses	6,175.10	12,367.50	3,119.09	1,837.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,499.26
Paseo Unit Expenses													
5030 Telephone	43.09	43.09	43.09	43.01									172.28
5080 Water/Sewer-Paseo Units	388.97	214.19	409.06	420.89									1,433.11
5096 Paseo Administration Exp.	96.00	96.00	96.00	96.00									384.00
Total Paseo Unit Expenses	528.06	353.28	548.15	559.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,989.39
Administrative Expenses													
5900 Reserve Contributions	9,064.00	9,064.00	9,064.00	9,064.00									36,256.00
7021 Administrative	54.25	207.30	61.16	270.21									592.92
7021 Misc. Expense	67.50		161.95	61.95									291.40
7119 Legal-Collections		16.00	211.00										227.00
7120 Legal Fees	31.00	8.95											39.95
7130 Insurance	3,485.41	3,485.41	3,485.41	3,485.41									13,941.64
7140 Management Fees	2,000.00	2,000.00	2,000.00	2,000.00									8,000.00
Total Administrative Expenses	14,702.16	14,781.66	14,983.52	14,881.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,348.91
TOTAL EXPENSES	21,405.32	27,502.44	18,650.76	17,279.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,837.56
NET INCOME (LOSS)	2,832.68	(2,929.97)	6,148.58	7,322.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,374.22

Unexpended Budget Report

Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhome 2011 Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2011

	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	95,992.00	95,992.00	0.00	287,976.00	191,984.00
4020 Water Assessment	435.97	500.00	(64.03)	1,336.78	2,000.00	(663.22)	6,000.00	4,663.22
4050 Legal Fees Chargedback	0.00	167.00	(167.00)	227.00	668.00	(441.00)	2,000.00	1,773.00
4080 Late Fees	168.00	125.00	43.00	656.00	500.00	156.00	1,500.00	844.00
4110 Misc. Income	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
Total Income	24,601.97	24,815.00	(213.03)	98,211.78	99,260.00	(1,048.22)	297,776.00	199,564.22
EXPENSES								
TOTAL INCOME	24,601.97	24,815.00	(213.03)	98,211.78	99,260.00	(1,048.22)	297,776.00	199,564.22
Maintenance Expenses								
640 Bldg Repairs Other	0.00	250.00	(250.00)	303.23	1,000.00	(696.77)	3,000.00	2,696.77
5010 Electricity	191.57	233.00	(41.43)	705.78	932.00	(226.22)	2,800.00	2,094.22
5090 Water/Sewer	96.00	300.00	(204.00)	334.50	750.00	(415.50)	15,900.00	15,565.50
6300 Grounds Maintenance	0.00	5,000.00	(5,000.00)	8,015.00	13,500.00	(5,485.00)	35,000.00	26,985.00
6310 Landscape Contract	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	14,400.00	9,600.00
6330 Sprinkler/Irrigation Rprs	0.00	333.00	(333.00)	0.00	1,332.00	(1,332.00)	4,000.00	4,000.00
6340 Backflow Device Inspctn	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6350 Lighting Maintenance	350.00	375.00	(25.00)	1,500.00	1,500.00	0.00	4,500.00	3,000.00
6380 Fence/Retaining Wall Mntc	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
6480 Roof/Gutter Repairs	0.00	666.00	(666.00)	2,405.75	2,664.00	(258.25)	8,000.00	5,594.25
6510 Snow Removal	0.00	0.00	0.00	5,435.00	9,000.00	(3,565.00)	18,000.00	12,565.00
Total Maintenance Expenses	1,837.57	8,457.00	(6,619.43)	23,499.26	35,878.00	(12,378.74)	108,800.00	85,300.74
Paseo Unit Expenses								
5030 Telephone	43.01	50.00	(6.99)	172.28	200.00	(27.72)	600.00	427.72
5080 Water/Sewer-Paseo Units	420.89	500.00	(79.11)	1,433.11	2,000.00	(566.89)	6,000.00	4,566.89
5096 Paseo Administration Exp.	96.00	100.00	(4.00)	384.00	400.00	(16.00)	1,200.00	816.00
5097 Paseo Transformer Mtnce.	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
Total Paseo Unit Expenses	559.90	675.00	(115.10)	1,989.39	2,700.00	(710.61)	8,100.00	6,110.61
Administrative Expenses								
5900 Reserve Contributions	9,064.00	9,040.00	24.00	36,256.00	36,160.00	96.00	108,476.00	72,220.00
7021 Administrative	270.21	100.00	170.21	592.92	1,000.00	(407.08)	2,000.00	1,407.08

Unexpended Budget Report

Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhome 2011 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administrative Expenses (Continued)								
7021 Misc. Expense	61.95	167.00	(105.05)	291.40	668.00	(376.60)	2,000.00	1,708.60
7030 Audit/Tax Preparation	0.00	233.00	(233.00)	0.00	932.00	(932.00)	2,800.00	2,800.00
7040 Bad Debt	0.00	150.00	(150.00)	0.00	600.00	(600.00)	1,800.00	1,800.00
7119 Legal-Collections	0.00	292.00	(292.00)	227.00	1,168.00	(941.00)	3,500.00	3,273.00
7120 Legal Fees	0.00	125.00	(125.00)	39.95	500.00	(460.05)	1,500.00	1,460.05
7130 Insurance	3,485.41	2,900.00	585.41	13,941.64	11,600.00	2,341.64	34,800.00	20,858.36
7140 Management Fees	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00	24,000.00	16,000.00
Total Administrative Expenses	14,881.57	15,007.00	(125.43)	59,348.91	60,628.00	(1,279.09)	180,876.00	121,527.09
TOTAL EXPENSES	17,279.04	24,139.00	(6,859.96)	84,837.56	99,206.00	(14,368.44)	297,776.00	212,938.44
NET INCOME (LOSS)	7,322.93	676.00	6,646.93	13,374.22	54.00	13,320.22		
UNEXPENDED (OVER EXPENDED)								(13,374.22)

PRELIMINARY

Balance Sheet

Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Reserves

Accrual Accounting Year Starts January 1, 2011

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$60,505.60	
1110 Smith Barney Money Market	\$64,047.86	
1120 Smith Barney CD Acct	\$250,000.00	
Total Current Assets		\$374,553.46

Other Assets

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

TOTAL ASSETS		<u>\$375,066.06</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$355,137.98	
Current Year Earnings	\$19,928.08	
Total Retained Earnings		\$375,066.06

TOTAL EQUITY		<u>\$375,066.06</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$375,066.06</u>
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PRELIMINARY

Twelve Month Actuals
Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhome 2011 Reserve

Reserves Accrual Budget Year Starts January 1, 2011

	Jan 2011	Feb 2011	Mar 2011	Apr 2011	May 2011	Jun 2011	Jul 2011	Aug 2011	Sep 2011	Oct 2011	Nov 2011	Dec 2011	Total
INCOME													
Income													
4150 Interest Income	128.42	137.50	134.99	21.17									422.08
9800 Reserve Income	9,064.00	9,064.00	9,064.00	9,064.00									36,256.00
Total Income	9,192.42	9,201.50	9,198.99	9,085.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,678.08
TOTAL INCOME	9,192.42	9,201.50	9,198.99	9,085.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,678.08
EXPENSES													
Expenses													
9750 Reserve Painting			16,750.00										16,750.00
Total Expenses	0.00	0.00	16,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,750.00
TOTAL EXPENSES	0.00	0.00	16,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,750.00
NET INCOME (LOSS)	9,192.42	9,201.50	(7,551.01)	9,085.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,928.08

PRELIMINARY

Unexpended Budget Report
Saturday, April 30, 2011

Unaudited - For Management Purposes Only

Stapleton Rowhome 2011 Reserve

Reserves Accrual Accounting Year Starts January 1, 2011

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Actual		Budget	Unexpended
INCOME									
Income									
4150 Interest Income	21.17	0.00	21.17	422.08	0.00	422.08	422.08	0.00	(422.08)
9800 Reserve Income	9,064.00	9,040.00	24.00	36,256.00	36,160.00	36,256.00	96.00	108,476.00	72,220.00
Total Income	9,085.17	9,040.00	45.17	36,678.08	36,160.00	36,678.08	518.08	108,476.00	71,797.92
TOTAL INCOME	9,085.17	9,040.00	45.17	36,678.08	36,160.00	36,678.08	518.08	108,476.00	71,797.92
EXPENSES									
Expenses									
9750 Reserve Painting	0.00	0.00	0.00	16,750.00	0.00	16,750.00	16,750.00	0.00	(16,750.00)
Total Expenses	0.00	0.00	0.00	16,750.00	0.00	16,750.00	16,750.00	0.00	(16,750.00)
TOTAL EXPENSES	0.00	0.00	0.00	16,750.00	0.00	16,750.00	16,750.00	0.00	(16,750.00)
NET INCOME (LOSS)	9,085.17	9,040.00	45.17	19,928.08	36,160.00	19,928.08	(16,231.92)	108,476.00	
UNEXPENDED (OVER EXPENDED)									88,547.92