

Balance Sheet

Monday, December 31, 2012

Reserves

Accrual Accounting Year Starts January 1, 2012

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$139,787.02
1110 Morgan Stanley MM	\$219,646.54
1120 Morgan Stanley CD Acct	\$100,000.00

Total Current Assets \$459,433.56

Other Assets

1290 RES-Accr Interest Rcble	\$224.55
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Total Other Assets \$224.55

TOTAL ASSETS \$459,658.11

EQUITY

Retained Earnings

3010 Retained Earnings	\$364,431.32
Current Year Earnings	\$95,226.79

Total Retained Earnings \$459,658.11

TOTAL EQUITY \$459,658.11

TOTAL LIABILITIES AND EQUITY \$459,658.11

Balance Sheet

Monday, December 31, 2012

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2012

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$65,245.52	
Total Current Assets		\$65,245.52

Other Assets

1210 Accounts Receivable	\$15,940.47	
1299 Allowance for Bad Debts	(\$7,700.00)	
1320 Prepaid Insurance	\$17,327.50	
1330 Prepaid Other	\$123.90	
Total Other Assets		\$25,691.87

TOTAL ASSETS		<u>\$90,937.39</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$7,576.27	
2011 Accrued Payables	\$593.49	
2030 Advanced Payments	\$16,840.83	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$75.68	
Total Current Liabilities		\$25,249.17

TOTAL LIABILITIES		<u>\$25,249.17</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$9,921.27	
3030 WC Retained Earnings	\$43,352.47	
Current Year Earnings	\$12,414.48	
Total Retained Earnings		\$65,688.22

TOTAL EQUITY		<u>\$65,688.22</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$90,937.39</u>
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Unexpended Budget Report

Monday, December 31, 2012

Stapleton Rowhome 2012 Reserve

Reserves Accrual Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4150 Interest Income	199.34	0.00	199.34	2,736.79	0.00	2,736.79	0.00	(2,736.79)
9800 Reserve Income	8,623.00	8,623.00	0.00	103,476.00	103,476.00	0.00	103,476.00	0.00
Total Income	8,822.34	8,623.00	199.34	106,212.79	103,476.00	2,736.79	103,476.00	(2,736.79)
TOTAL INCOME	8,822.34	8,623.00	199.34	106,212.79	103,476.00	2,736.79	103,476.00	(2,736.79)
EXPENSES								
Expenses								
8000 Reserve Expense	0.00	0.00	0.00	7,986.00	0.00	7,986.00	0.00	(7,986.00)
9750 Reserve Painting	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00	(3,000.00)
Total Expenses	0.00	0.00	0.00	10,986.00	0.00	10,986.00	0.00	(10,986.00)
TOTAL EXPENSES	0.00	0.00	0.00	10,986.00	0.00	10,986.00	0.00	(10,986.00)
NET INCOME (LOSS)	8,822.34	8,623.00	199.34	95,226.79	103,476.00	(8,249.21)	103,476.00	
UNEXPENDED (OVER EXPENDED)								8,249.21

Unexpended Budget Report

Monday, December 31, 2012

Stapleton Rowhome 2012 Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2012

	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	287,976.00	287,976.00	0.00	287,976.00	0.00
4020 Water Assessment	1,163.85	500.00	663.85	7,565.66	6,000.00	1,565.66	6,000.00	(1,565.66)
4050 Legal Fees Chargedback	269.00	167.00	102.00	2,654.57	2,000.00	654.57	2,000.00	(654.57)
4080 Late Fees	(140.00)	125.00	(265.00)	1,616.00	1,500.00	116.00	1,500.00	(116.00)
4110 Misc. Income	0.00	25.00	(25.00)	25.00	300.00	(275.00)	300.00	275.00
Total Income	25,290.85	24,815.00	475.85	299,837.23	297,776.00	2,061.23	297,776.00	(2,061.23)
TOTAL INCOME	25,290.85	24,815.00	475.85	299,837.23	297,776.00	2,061.23	297,776.00	(2,061.23)
EXPENSES								
Maintenance Expenses								
5010 Electricity	303.83	190.00	113.83	2,434.39	2,300.00	134.39	2,300.00	(134.39)
5090 Water/Sewer	151.90	175.00	(23.10)	18,429.48	17,000.00	1,429.48	17,000.00	(1,429.48)
6040 Bldg Repairs Other	0.00	1,500.00	(1,500.00)	18,731.62	15,000.00	3,731.62	15,000.00	(3,731.62)
6300 Grounds Maintenance	0.00	0.00	0.00	687.61	17,000.00	(16,312.39)	17,000.00	16,312.39
6310 Landscape Contract	1,527.77	1,200.00	327.77	13,855.54	14,400.00	(544.46)	14,400.00	544.46
6330 Sprinkler/Irrigation Rprs	263.84	250.00	13.84	2,755.26	3,000.00	(244.74)	3,000.00	244.74
6340 Backflow Device Inspctn	0.00	0.00	0.00	1,175.00	1,800.00	(625.00)	1,800.00	625.00
6350 Lighting Maintenance	253.60	0.00	253.60	2,750.08	2,100.00	650.08	2,100.00	(650.08)
6380 Fence/Retaining Wall Mntc	0.00	0.00	0.00	1,119.87	1,000.00	119.87	1,000.00	(119.87)
6480 Roof/Gutter Repairs	80.50	800.00	(719.50)	2,435.50	9,500.00	(7,064.50)	9,500.00	7,064.50
6510 Snow Removal	5,315.00	3,000.00	2,315.00	11,889.00	17,000.00	(5,111.00)	17,000.00	5,111.00
Total Maintenance Expenses	7,896.44	7,115.00	781.44	76,263.35	100,100.00	(23,836.65)	100,100.00	23,836.65
Paseo Unit Expenses								
5030 Telephone	44.71	50.00	(5.29)	529.95	600.00	(70.05)	600.00	70.05
5080 Water/Sewer-Paseo Units	1,307.68	500.00	807.68	10,903.13	6,000.00	4,903.13	6,000.00	(4,903.13)
5096 Paseo Administration Exp.	99.20	100.00	(0.80)	1,180.21	1,200.00	(19.79)	1,200.00	19.79
5097 Paseo Transformer Mtnce.	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
Total Paseo Unit Expenses	1,451.59	675.00	776.59	12,613.29	8,100.00	4,513.29	8,100.00	(4,513.29)
Administrative Expenses								
5900 Reserve Contributions	8,623.00	8,623.00	0.00	103,476.00	103,476.00	0.00	103,476.00	0.00
7021 Administrative	581.42	100.00	481.42	1,936.27	2,000.00	(63.73)	2,000.00	63.73

Unexpended Budget Report

Monday, December 31, 2012

Stapleton Rowhome 2012 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administrative Expenses (Continued)								
7030 Audit/Tax Preparation	0.00	0.00	0.00	2,800.00	2,800.00	0.00	2,800.00	0.00
7040 Bad Debt	0.00	0.00	0.00	1,733.58	5,300.00	(3,566.42)	5,300.00	3,566.42
7119 Legal-Collections	269.00	291.00	(22.00)	2,849.57	3,500.00	(650.43)	3,500.00	650.43
7120 Legal Fees	0.00	125.00	(125.00)	1,135.98	1,500.00	(364.02)	1,500.00	364.02
7130 Insurance	5,457.93	3,750.00	1,707.93	59,591.31	45,000.00	14,591.31	45,000.00	(14,591.31)
7140 Management Fees	2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00	0.00
7180 Misc. & Storage Expenses	186.95	166.00	20.95	1,023.40	2,000.00	(976.60)	2,000.00	976.60
Total Administrative Expenses	17,118.30	15,055.00	2,063.30	198,546.11	189,576.00	8,970.11	189,576.00	(8,970.11)
TOTAL EXPENSES	26,466.33	22,845.00	3,621.33	287,422.75	297,776.00	(10,353.25)	297,776.00	10,353.25
NET INCOME (LOSS)	(1,175.48)	1,970.00	(3,145.48)	12,414.48		12,414.48		
UNEXPENDED (OVER EXPENDED)								(12,414.48)