

Balance Sheet

Sunday, June 30, 2013

Reserves

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$141,936.57
1095 Due from Operating	\$5,000.00
1110 Morgan Stanley MM	\$320,111.72

Total Current Assets \$467,048.29

TOTAL ASSETS \$467,048.29

EQUITY

Retained Earnings

3010 Retained Earnings	\$459,658.11
Current Year Earnings	\$7,390.18

Total Retained Earnings \$467,048.29

TOTAL EQUITY \$467,048.29

TOTAL LIABILITIES AND EQUITY \$467,048.29

Balance Sheet

Sunday, June 30, 2013

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$27,048.50	
Total Current Assets		\$27,048.50

Other Assets

1210 Accounts Receivable	\$15,207.69	
1299 Allowance for Bad Debts	(\$13,700.00)	
1320 Prepaid Insurance	\$48,119.29	
1330 Prepaid Other	\$495.60	
Total Other Assets		\$50,122.58

TOTAL ASSETS		<u>\$77,171.08</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$5,327.91	
2030 Advanced Payments	\$14,957.94	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$164.00	
2770 Due to Reserves	\$5,000.00	
Total Current Liabilities		\$25,612.75

TOTAL LIABILITIES		<u>\$25,612.75</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$56,788.22	
Current Year Earnings	(\$5,229.89)	
Total Retained Earnings		\$51,558.33

TOTAL EQUITY		<u>\$51,558.33</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$77,171.08</u>
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Unexpended Budget Report

Sunday, June 30, 2013

Stapleton Rowhome 2013 Reserve

Reserves Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4150 Interest Income	44.65	0.00	44.65	688.18	0.00	688.18	0.00	(688.18)
9800 Reserve Income	9,545.00	9,545.00	0.00	57,266.00	57,266.00	0.00	114,536.00	57,270.00
Total Income	9,589.65	9,545.00	44.65	57,954.18	57,266.00	688.18	114,536.00	56,581.82
TOTAL INCOME	9,589.65	9,545.00	44.65	57,954.18	57,266.00	688.18	114,536.00	56,581.82
EXPENSES								
Expenses								
8000 Reserve Expense	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
9670 Reserve Fence	0.00	0.00	0.00	16,200.00	0.00	16,200.00	0.00	(16,200.00)
9905 Reserve-Vent Replacements	0.00	0.00	0.00	34,214.00	0.00	34,214.00	0.00	(34,214.00)
Total Expenses	150.00	0.00	150.00	50,564.00	0.00	50,564.00	0.00	(50,564.00)
TOTAL EXPENSES	150.00	0.00	150.00	50,564.00	0.00	50,564.00	0.00	(50,564.00)
NET INCOME (LOSS)	9,439.65	9,545.00	(105.35)	7,390.18	57,266.00	(49,875.82)	114,536.00	
UNEXPENDED (OVER EXPENDED)								107,145.82

Unexpended Budget Report

Sunday, June 30, 2013

Stapleton Rowhome 2013 Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	27,378.00	27,378.00	0.00	164,268.00	164,268.00	0.00	328,536.00	164,268.00
4020 Water Assessment	709.64	500.00	209.64	3,774.40	3,000.00	774.40	6,000.00	2,225.60
4050 Legal Fees Chargedback	0.00	167.00	(167.00)	94.00	1,002.00	(908.00)	2,000.00	1,906.00
4080 Late Fees	200.00	125.00	75.00	1,080.00	750.00	330.00	1,500.00	420.00
4110 Misc. Income	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00	300.00
Total Income	28,287.64	28,195.00	92.64	169,216.40	169,170.00	46.40	338,336.00	169,119.60
TOTAL INCOME	28,287.64	28,195.00	92.64	169,216.40	169,170.00	46.40	338,336.00	169,119.60
EXPENSES								
Maintenance Expenses								
5010 Electricity	214.14	200.00	14.14	1,201.04	1,220.00	(18.96)	2,500.00	1,298.96
5090 Water/Sewer	1,462.51	1,000.00	462.51	2,216.51	1,500.00	716.51	15,800.00	13,583.49
6040 Bldg Repairs Other	350.00	1,500.00	(1,150.00)	7,733.43	10,500.00	(2,766.57)	15,000.00	7,266.57
6300 Grounds Maintenance	130.00	1,000.00	(870.00)	21,338.50	14,600.00	6,738.50	20,000.00	(1,338.50)
6310 Landscape Contract	1,527.77	1,541.66	(13.89)	9,166.62	9,250.01	(83.39)	18,500.00	9,333.38
6330 Sprinkler/Irrigation Rprs	1,163.65	200.00	963.65	1,554.13	1,200.00	354.13	2,400.00	845.87
6340 Backflow Device Inspctn	829.99	0.00	829.99	1,869.99	0.00	1,869.99	1,800.00	(69.99)
6350 Lighting Maintenance	444.89	200.00	244.89	3,121.92	1,400.00	1,721.92	2,600.00	(521.92)
6380 Fence/Retaining Wall Mntc	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6480 Roof/Gutter Repairs	0.00	0.00	0.00	3,350.00	1,950.00	1,400.00	5,000.00	1,650.00
6510 Snow Removal	0.00	0.00	0.00	10,647.50	7,500.00	3,147.50	12,000.00	1,352.50
Total Maintenance Expenses	6,122.95	5,741.66	381.29	62,199.64	49,620.01	12,579.63	96,600.00	34,400.36
Paseo Unit Expenses								
5030 Telephone	45.10	50.00	(4.90)	267.85	300.00	(32.15)	600.00	332.15
5080 Water/Sewer-Paseo Units	687.63	500.00	187.63	3,811.37	2,900.00	911.37	6,000.00	2,188.63
5096 Paseo Administration Exp.	104.31	100.00	4.31	602.32	600.00	2.32	1,200.00	597.68
5097 Paseo Transformer Mtnce.	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00	300.00
Total Paseo Unit Expenses	837.04	675.00	162.04	4,681.54	3,950.00	731.54	8,100.00	3,418.46
Administrative Expenses								
5900 Reserve Contributions	9,545.00	9,545.00	0.00	57,266.00	57,266.00	0.00	114,536.00	57,270.00
7021 Administrative	131.16	100.00	31.16	744.83	1,150.00	(405.17)	2,000.00	1,255.17

Unexpended Budget Report

Sunday, June 30, 2013

Stapleton Rowhome 2013 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2013

	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	0.00	2,800.00	(2,800.00)	2,800.00	2,800.00
7040 Bad Debt	0.00	0.00	0.00	3,263.57	1,200.00	2,063.57	3,000.00	(263.57)
7119 Legal-Collections	0.00	250.00	(250.00)	204.00	1,500.00	(1,296.00)	3,000.00	2,796.00
7120 Legal Fees	0.00	167.00	(167.00)	140.00	1,002.00	(862.00)	2,000.00	1,860.00
7130 Insurance	5,231.49	6,500.00	(1,268.51)	31,986.21	39,000.00	(7,013.79)	78,000.00	46,013.79
7140 Management Fees	2,000.00	2,000.00	0.00	12,000.00	12,000.00	0.00	24,000.00	12,000.00
7180 Misc. & Storage Expenses	61.95	150.00	(88.05)	460.50	900.00	(439.50)	1,800.00	1,339.50
7262 Reserve Study Operating	0.00	0.00	0.00	1,500.00	2,500.00	(1,000.00)	2,500.00	1,000.00
Total Administrative Expenses	16,969.60	18,712.00	(1,742.40)	107,565.11	119,318.00	(11,752.89)	233,636.00	126,070.89
TOTAL EXPENSES	23,929.59	25,128.66	(1,199.07)	174,446.29	172,888.01	1,558.28	338,336.00	163,889.71
NET INCOME (LOSS)	4,358.05	3,066.34	1,291.71	(5,229.89)	(3,718.01)	(1,511.88)		
UNEXPENDED (OVER EXPENDED)								5,229.89