

Balance Sheet

Saturday, May 31, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv

\$260,046.59

1110 Morgan Stanley MM

\$320,141.48

Total Current Assets

\$580,188.07

TOTAL ASSETS

\$580,188.07

EQUITY

Retained Earnings

3010 Retained Earnings

\$524,670.54

Current Year Earnings

\$55,517.53

Total Retained Earnings

\$580,188.07

TOTAL EQUITY

\$580,188.07

TOTAL LIABILITIES AND EQUITY

\$580,188.07

Unaudited - For Management Purposes Only

Balance Sheet

Saturday, May 31, 2014

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$52,725.64	
Total Current Assets		\$52,725.64

Other Assets

1210 Accounts Receivable	\$14,302.13	
1299 Allowance for Bad Debts	(\$13,700.00)	
1320 Prepaid Insurance	\$52,091.68	
1330 Prepaid Other	\$557.55	
Total Other Assets		\$53,251.36

TOTAL ASSETS		<u>\$105,977.00</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$5,438.65	
2030 Advanced Payments	\$16,891.86	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$162.00	
Total Current Liabilities		\$22,655.41

TOTAL LIABILITIES		<u>\$22,655.41</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$62,814.42	
Current Year Earnings	\$20,507.17	
Total Retained Earnings		\$83,321.59

TOTAL EQUITY		<u>\$83,321.59</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$105,977.00</u>
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Unexpended Budget Report

Saturday, May 31, 2014

Stapleton Rowhome 2014 Reserve

Reserves Accrual Accounting Year Starts January 1, 2014

INCOME

Income

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
4150 Interest Income	69.37	0.00	69.37	317.53	0.00	317.53	0.00	(317.53)
9800 Reserve Income	11,040.00	11,040.00	0.00	55,200.00	55,200.00	0.00	132,476.00	77,276.00
Total Income	11,109.37	11,040.00	69.37	55,517.53	55,200.00	317.53	132,476.00	76,958.47
TOTAL INCOME	11,109.37	11,040.00	69.37	55,517.53	55,200.00	317.53	132,476.00	76,958.47
NET INCOME (LOSS)	11,109.37	11,040.00	69.37	55,517.53	55,200.00	317.53	132,476.00	
UNEXPENDED (OVER EXPENDED)								76,958.47

Unexpended Budget Report

Saturday, May 31, 2014

Stapleton Rowhome 2014 Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	28,223.00	28,223.00	0.00	141,115.00	141,115.00	0.00	338,676.00	197,561.00
4020 Water Assessment	684.45	500.00	184.45	2,474.25	2,500.00	(25.75)	6,000.00	3,525.75
4050 Legal Fees Chargedback	0.00	100.00	(100.00)	866.07	400.00	466.07	1,000.00	133.93
4080 Late Fees	80.00	125.00	(45.00)	442.00	625.00	(183.00)	1,500.00	1,058.00
4110 Misc. Income	0.00	0.00	0.00	0.00	50.00	(50.00)	100.00	100.00
Total Income	28,987.45	28,948.00	39.45	144,897.32	144,690.00	207.32	347,276.00	202,378.68
TOTAL INCOME	28,987.45	28,948.00	39.45	144,897.32	144,690.00	207.32	347,276.00	202,378.68
EXPENSES								
Maintenance Expenses								
5010 Electricity	217.99	200.00	17.99	997.99	1,020.00	(22.01)	2,500.00	1,502.01
5090 Water/Sewer	1,033.61	100.00	933.61	1,524.89	500.00	1,024.89	15,800.00	14,275.11
6040 Bldg Repairs Other	907.50	1,500.00	(592.50)	3,550.70	9,000.00	(5,449.30)	15,000.00	11,449.30
6300 Grounds Maintenance	1,435.00	1,000.00	435.00	1,435.00	13,600.00	(12,165.00)	20,000.00	18,565.00
6310 Landscape Contract	1,575.25	1,541.67	33.58	7,876.25	7,708.35	167.90	18,500.00	10,623.75
6330 Sprinkler/Irrigation Rprs	494.56	300.00	194.56	2,833.74	1,500.00	1,333.74	3,200.00	366.26
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	355.33	541.67	(186.34)	1,814.27	2,708.35	(894.08)	6,500.00	4,685.73
6380 Fence/Retaining Wall Mntc	67.50	100.00	(32.50)	137.50	400.00	(262.50)	1,000.00	862.50
6480 Roof/Gutter Repairs	531.64	0.00	531.64	1,794.14	1,950.00	(155.86)	4,000.00	2,205.86
6510 Snow Removal	0.00	0.00	0.00	4,205.00	7,500.00	(3,295.00)	12,000.00	7,795.00
Total Maintenance Expenses	6,618.38	5,283.34	1,335.04	26,169.48	45,886.70	(19,717.22)	100,500.00	74,330.52
Paseo Unit Expenses								
5030 Telephone	46.65	50.00	(3.35)	232.71	250.00	(17.29)	600.00	367.29
5080 Water/Sewer-Paseo Units	617.20	500.00	117.20	2,747.50	2,400.00	347.50	6,000.00	3,252.50
5096 Paseo Administration Exp.	99.20	100.00	(0.80)	506.22	500.00	6.22	1,200.00	693.78
5097 Paseo Transformer Mtnce.	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
Total Paseo Unit Expenses	763.05	675.00	88.05	3,486.43	3,275.00	211.43	8,100.00	4,613.57
Administrative Expenses								
5900 Reserve Contributions	11,040.00	11,040.00	0.00	55,200.00	55,200.00	0.00	132,476.00	77,276.00
7021 Administrative	68.00	50.00	18.00	519.31	1,050.00	(530.69)	2,000.00	1,480.69

Unexpended Budget Report

Saturday, May 31, 2014

Stapleton Rowhome 2014 Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2014

	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	2,900.00	(2,900.00)	2,900.00	2,900.00
7040 Bad Debt	0.00	125.00	(125.00)	64.20	625.00	(560.80)	1,500.00	1,435.80
7055 Consulting Fees	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
7119 Legal-Collections	0.00	125.00	(125.00)	866.07	625.00	241.07	1,500.00	633.93
7120 Legal Fees	0.00	83.34	(83.34)	162.00	416.66	(254.66)	1,000.00	838.00
7130 Insurance	5,209.16	5,833.34	(624.18)	26,112.91	29,166.66	(3,053.75)	70,000.00	43,887.09
7140 Management Fees	2,000.00	2,100.00	(100.00)	10,000.00	10,500.00	(500.00)	25,200.00	15,200.00
7180 Misc. & Storage Expenses	61.95	125.00	(63.05)	309.75	625.00	(315.25)	1,500.00	1,190.25
7262 Reserve Study Operating	0.00	600.00	(600.00)	0.00	600.00	(600.00)	600.00	600.00
Total Administrative Expenses	19,879.11	20,081.68	(202.57)	94,734.24	101,708.32	(6,974.08)	238,676.00	143,941.76
TOTAL EXPENSES	27,260.54	26,040.02	1,220.52	124,390.15	150,870.02	(26,479.87)	347,276.00	222,885.85
NET INCOME (LOSS)	1,726.91	2,907.98	(1,181.07)	20,507.17	(6,180.02)	26,687.19		
UNEXPENDED (OVER EXPENDED)								(20,507.17)