

Balance Sheet

Friday, October 31, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$238,442.64
1110 SRH Morgan Stanley MM	\$80,111.02
1130 SRH Morgan Stanley CDs	\$240,000.00

Total Current Assets	\$558,553.66
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TOTAL ASSETS	<u>\$558,553.66</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$524,670.54
Current Year Earnings	\$33,883.12

Total Retained Earnings	\$558,553.66
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TOTAL EQUITY	<u>\$558,553.66</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$558,553.66</u>
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Balance Sheet

Friday, October 31, 2014

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$1,049,737.64	
Total Current Assets		\$1,049,737.64

Other Assets

1210 Accounts Receivable	\$14,220.24	
1299 Allowance for Bad Debts	(\$12,300.00)	
1320 Prepaid Insurance	\$26,229.23	
1330 Prepaid Other	\$247.80	
Total Other Assets		\$28,397.27

TOTAL ASSETS		<u>\$1,078,134.91</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$221,457.56	
2012 Accrued Expense Payable	\$50,000.00	
2030 Advanced Payments	\$17,625.33	
2034 Insurance Claim Payable	\$750,208.79	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$329.00	
Total Current Liabilities		\$1,039,783.58

TOTAL LIABILITIES		<u>\$1,039,783.58</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$71,686.42	
Current Year Earnings	(\$33,335.09)	
Total Retained Earnings		\$38,351.33

TOTAL EQUITY		<u>\$38,351.33</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$1,078,134.91</u>
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Unexpended Budget Report

Friday, October 31, 2014

Stapleton Rowhome 2014 Reserve

Reserves 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								
4150 Interest Income	118.48	0.00	118.48	703.12	0.00	703.12	0.00	(703.12)
9800 Reserve Income	11,040.00	11,040.00	0.00	110,400.00	110,400.00	0.00	132,476.00	22,076.00
Total Income	11,158.48	11,040.00	118.48	111,103.12	110,400.00	703.12	132,476.00	21,372.88
TOTAL INCOME	11,158.48	11,040.00	118.48	111,103.12	110,400.00	703.12	132,476.00	21,372.88
EXPENSES								
Expenses								
8000 Reserve Expense	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
9750 Reserve Painting	0.00	0.00	0.00	77,070.00	0.00	77,070.00	0.00	(77,070.00)
Total Expenses	0.00	0.00	0.00	77,220.00	0.00	77,220.00	0.00	(77,220.00)
TOTAL EXPENSES	0.00	0.00	0.00	77,220.00	0.00	77,220.00	0.00	(77,220.00)
NET INCOME (LOSS)	11,158.48	11,040.00	118.48	33,883.12	110,400.00	(76,516.88)	132,476.00	
UNEXPENDED (OVER EXPENDED)								98,592.88

Unexpended Budget Report

Friday, October 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	282,230.00	282,230.00	0.00	338,676.00	56,446.00
4020 Water Assessment	707.07	500.00	207.07	5,983.45	5,000.00	983.45	6,000.00	16.55
4050 Legal Fees Chargedback	140.00	0.00	140.00	1,238.07	800.00	438.07	1,000.00	(238.07)
4080 Late Fees	120.00	125.00	(5.00)	902.00	1,250.00	(348.00)	1,500.00	598.00
4110 Misc. Income	0.00	25.00	(25.00)	0.00	100.00	(100.00)	100.00	100.00
Total Income	29,190.07	28,873.00	317.07	290,353.52	289,380.00	973.52	347,276.00	56,922.48
TOTAL INCOME	29,190.07	28,873.00	317.07	290,353.52	289,380.00	973.52	347,276.00	56,922.48
EXPENSES								
Maintenance Expenses								
5010 Electricity	214.06	220.00	(5.94)	2,072.60	2,060.00	12.60	2,500.00	427.40
5090 Water/Sewer	1,150.40	3,400.00	(2,249.60)	12,522.61	14,150.00	(1,627.39)	15,800.00	3,277.39
6040 Bldg Repairs Other	525.00	0.00	525.00	10,647.70	15,000.00	(4,352.30)	15,000.00	4,352.30
6300 Grounds Maintenance	0.00	400.00	(400.00)	14,573.75	19,000.00	(4,426.25)	20,000.00	5,426.25
6310 Landscape Contract	1,575.25	1,541.66	33.59	15,752.50	15,416.67	335.83	18,500.00	2,747.50
6320 Pest Control	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
6330 Sprinkler/Irrigation Rprs	131.18	300.00	(168.82)	4,554.34	3,200.00	1,354.34	3,200.00	(1,354.34)
6340 Backflow Device Inspctn	0.00	0.00	0.00	467.50	2,000.00	(1,532.50)	2,000.00	1,532.50
6350 Lighting Maintenance	0.00	541.66	(541.66)	3,541.69	5,416.67	(1,874.98)	6,500.00	2,958.31
6380 Fence/Retaining Wall Mntc	0.00	100.00	(100.00)	137.50	900.00	(762.50)	1,000.00	862.50
6480 Roof/Gutter Repairs	0.00	0.00	0.00	4,268.84	1,950.00	2,318.84	4,000.00	(268.84)
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	3,595.89	6,503.32	(2,907.43)	73,244.03	86,593.34	(13,349.31)	100,500.00	27,255.97
Paseo Unit Expenses								
5030 Telephone	48.23	50.00	(1.77)	471.07	500.00	(28.93)	600.00	128.93
5080 Water/Sewer-Paseo Units	501.86	500.00	1.86	5,358.70	5,000.00	358.70	6,000.00	641.30
5096 Paseo Administration Exp.	99.20	100.00	(0.80)	1,011.35	1,000.00	11.35	1,200.00	188.65
5097 Paseo Transformer Mtnce.	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00	300.00
Total Paseo Unit Expenses	649.29	675.00	(25.71)	6,841.12	6,750.00	91.12	8,100.00	1,258.88
Administrative Expenses								
5900 Reserve Contributions	11,040.00	11,040.00	0.00	110,400.00	110,400.00	0.00	132,476.00	22,076.00

Unexpended Budget Report

Friday, October 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)								
7021 Administrative	372.63	300.00	72.63	1,249.78	1,700.00	(450.22)	2,000.00	750.22
7030 Audit/Tax Preparation	0.00	0.00	0.00	2,900.00	2,900.00	0.00	2,900.00	0.00
7040 Bad Debt	0.00	125.00	(125.00)	74.87	1,250.00	(1,175.13)	1,500.00	1,425.13
7055 Consulting Fees	0.00	0.00	0.00	5,521.88	0.00	5,521.88	0.00	(5,521.88)
7119 Legal-Collections	140.00	125.00	15.00	1,238.07	1,250.00	(11.93)	1,500.00	261.93
7120 Legal Fees	0.00	83.33	(83.33)	565.00	833.33	(268.33)	1,000.00	435.00
7130 Insurance	5,245.83	5,833.33	(587.50)	101,034.36	58,333.33	42,701.03	70,000.00	(31,034.36)
7140 Management Fees	2,000.00	2,100.00	(100.00)	20,000.00	21,000.00	(1,000.00)	25,200.00	5,200.00
7180 Misc. & Storage Expenses	61.95	125.00	(63.05)	619.50	1,250.00	(630.50)	1,500.00	880.50
7262 Reserve Study Operating	0.00	0.00	0.00	0.00	600.00	(600.00)	600.00	600.00
Total Administrative Expenses	18,860.41	19,731.66	(871.25)	243,603.46	199,516.66	44,086.80	238,676.00	(4,927.46)
TOTAL EXPENSES	23,105.59	26,909.98	(3,804.39)	323,688.61	292,860.00	30,828.61	347,276.00	23,587.39
NET INCOME (LOSS)	6,084.48	1,963.02	4,121.46	(33,335.09)	(3,480.00)	(29,855.09)		
UNEXPENDED (OVER EXPENDED)								33,335.09