

Balance Sheet

Friday, July 31, 2015

Reserves

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$317,660.32
1110 SRH Morgan Stanley MM	\$81,317.00
1130 SRH Morgan Stanley CDs	\$240,000.00

Total Current Assets \$638,977.32

TOTAL ASSETS \$638,977.32

LIABILITIES

Current Liabilities

2012 Reserve Accrued Payable	\$50,000.00
------------------------------	-------------

Total Current Liabilities \$50,000.00

TOTAL LIABILITIES \$50,000.00

EQUITY

Retained Earnings

3010 Retained Earnings	\$527,773.57
Current Year Earnings	\$61,203.75

Total Retained Earnings \$588,977.32

TOTAL EQUITY \$588,977.32

TOTAL LIABILITIES AND EQUITY \$638,977.32

Balance Sheet

Friday, July 31, 2015

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$179,550.14	
Total Current Assets		\$179,550.14

Other Assets

1210 Accounts Receivable	\$13,457.22	
1299 Allowance for Bad Debts	(\$6,549.07)	
1320 Prepaid Insurance	\$56,262.64	
1330 Prepaid Other	\$544.00	
Total Other Assets		\$63,714.79

TOTAL ASSETS		<u>\$243,264.93</u>
--------------	--	---------------------

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$4,901.39	
2030 Advanced Payments	\$17,924.79	
2034 Insurance Claim Payable	\$112,918.60	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$642.75	
Total Current Liabilities		\$136,550.43

TOTAL LIABILITIES		<u>\$136,550.43</u>
-------------------	--	---------------------

EQUITY

Retained Earnings

3010 Retained Earnings	\$102,465.94	
Current Year Earnings	\$4,248.56	
Total Retained Earnings		\$106,714.50

TOTAL EQUITY		<u>\$106,714.50</u>
--------------	--	---------------------

TOTAL LIABILITIES AND EQUITY		<u>\$243,264.93</u>
------------------------------	--	---------------------

Unexpended Budget Report

Friday, July 31, 2015

2015 Stapleton Rowhome Reserve

Reserves Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4150 Interest Income	628.07	0.00	628.07	1,651.23	0.00	1,651.23	0.00	(1,651.23)
9800 Reserve Income	11,371.00	11,371.00	0.00	79,597.00	79,597.00	0.00	136,452.00	56,855.00
Total Income	11,999.07	11,371.00	628.07	81,248.23	79,597.00	1,651.23	136,452.00	55,203.77
TOTAL INCOME	11,999.07	11,371.00	628.07	81,248.23	79,597.00	1,651.23	136,452.00	55,203.77
EXPENSES								
Expenses								
8000 Reserve Expense	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
9670 Reserve Fence	0.00	0.00	0.00	3,606.00	0.00	3,606.00	0.00	(3,606.00)
9730 Reserve Landscaping	0.00	0.00	0.00	2,249.48	0.00	2,249.48	0.00	(2,249.48)
9785 Reserve Plumbing	0.00	0.00	0.00	6,470.00	0.00	6,470.00	0.00	(6,470.00)
9872 Reserves - Siding	0.00	0.00	0.00	7,569.00	0.00	7,569.00	0.00	(7,569.00)
Total Expenses	0.00	0.00	0.00	20,044.48	0.00	20,044.48	0.00	(20,044.48)
TOTAL EXPENSES	0.00	0.00	0.00	20,044.48	0.00	20,044.48	0.00	(20,044.48)
NET INCOME (LOSS)	11,999.07	11,371.00	628.07	61,203.75	79,597.00	(18,393.25)	136,452.00	
UNEXPENDED (OVER EXPENDED)								75,248.25

Unexpended Budget Report

Friday, July 31, 2015

2015 Stapleton Rowhome Operating

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	29,870.75	29,870.75	0.00	209,095.25	209,095.25	0.00	358,449.00	149,353.75
4020 Water Assessment	822.54	600.00	222.54	4,912.17	4,200.00	712.17	7,200.00	2,287.83
4050 Legal Fees Chargedback	202.00	125.00	77.00	268.00	875.00	(607.00)	1,500.00	1,232.00
4080 Late Fees	140.25	0.00	140.25	1,060.93	0.00	1,060.93	0.00	(1,060.93)
Total Income	31,035.54	30,595.75	439.79	215,336.35	214,170.25	1,166.10	367,149.00	151,812.65
TOTAL INCOME	31,035.54	30,595.75	439.79	215,336.35	214,170.25	1,166.10	367,149.00	151,812.65
EXPENSES								
Maintenance Expenses								
5010 Electricity	206.69	220.00	(13.31)	1,352.51	1,540.00	(187.49)	2,640.00	1,287.49
5090 Water/Sewer	2,589.80	1,100.00	1,489.80	7,622.92	7,700.00	(77.08)	13,200.00	5,577.08
6040 Bldg Repairs Other	0.00	700.00	(700.00)	7,090.64	4,900.00	2,190.64	8,400.00	1,309.36
6300 Grounds Maintenance	0.00	2,750.00	(2,750.00)	18,302.50	19,250.00	(947.50)	33,000.00	14,697.50
6310 Landscape Contract	1,575.25	1,601.50	(26.25)	11,026.75	11,210.50	(183.75)	19,218.00	8,191.25
6330 Sprinkler/Irrigation Rprs	459.20	325.00	134.20	2,319.63	2,275.00	44.63	3,900.00	1,580.37
6340 Backflow Device Inspctn	1,147.50	0.00	1,147.50	1,232.50	1,500.00	(267.50)	1,500.00	267.50
6350 Lighting Maintenance	0.00	350.00	(350.00)	1,820.13	2,450.00	(629.87)	4,200.00	2,379.87
6380 Fence/Retaining Wall Mntc	0.00	100.00	(100.00)	484.05	600.00	(115.95)	900.00	415.95
6480 Roof/Gutter Repairs	214.40	350.00	(135.60)	551.90	2,450.00	(1,898.10)	4,200.00	3,648.10
6510 Snow Removal	0.00	0.00	0.00	11,342.50	8,700.00	2,642.50	13,200.00	1,857.50
Total Maintenance Expenses	6,192.84	7,496.50	(1,303.66)	63,146.03	62,575.50	570.53	104,358.00	41,211.97
Paseo Unit Expenses								
5030 Telephone	51.66	50.00	1.66	342.22	350.00	(7.78)	600.00	257.78
5080 Water/Sewer-Paseo Units	471.64	600.00	(128.36)	3,507.43	4,200.00	(692.57)	7,200.00	3,692.57
5096 Paseo Administration Exp.	99.20	105.00	(5.80)	701.52	735.00	(33.48)	1,260.00	558.48
Total Paseo Unit Expenses	622.50	755.00	(132.50)	4,551.17	5,285.00	(733.83)	9,060.00	4,508.83
Administrative Expenses								
5900 Reserve Contributions	11,371.00	11,371.00	0.00	79,597.00	79,597.00	0.00	136,452.00	56,855.00
7021 Administrative	0.00	50.00	(50.00)	10.00	1,000.00	(990.00)	1,800.00	1,790.00
7030 Audit/Tax Preparation	0.00	0.00	0.00	2,900.00	3,120.00	(220.00)	3,120.00	220.00
7040 Bad Debt	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)	1,800.00	1,800.00

Unexpended Budget Report

Friday, July 31, 2015

2015 Stapleton Rowhome Operating (Continued)

Stapleton Rowhomes Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administrative Expenses (Continued)								
7055 Consulting Fees	0.00	0.00	0.00	1,102.50	0.00	1,102.50	0.00	(1,102.50)
7119 Legal-Collections	202.00	125.00	77.00	268.00	875.00	(607.00)	1,500.00	1,232.00
7120 Legal Fees	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00	600.00
7130 Insurance	7,032.84	6,675.00	357.84	43,868.93	46,725.00	(2,856.07)	80,100.00	36,231.07
7140 Management Fees	2,100.00	2,100.00	0.00	14,700.00	14,700.00	0.00	25,200.00	10,500.00
7180 Misc. & Storage Expenses	118.15	262.00	(143.85)	944.16	1,834.00	(889.84)	3,144.00	2,199.84
Total Administrative Expenses	20,823.99	20,783.00	40.99	143,390.59	149,251.00	(5,860.41)	253,716.00	110,325.41
TOTAL EXPENSES	27,639.33	29,034.50	(1,395.17)	211,087.79	217,111.50	(6,023.71)	367,134.00	156,046.21
NET INCOME (LOSS)	3,396.21	1,561.25	1,834.96	4,248.56	(2,941.25)	7,189.81	15.00	
UNEXPENDED (OVER EXPENDED)								(4,233.56)