

Balance Sheet

Monday, August 31, 2015

Reserves

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1040 Stapleton Rowhomes Reserv	\$310,737.35
1110 SRH Morgan Stanley MM	\$81,317.61
1130 SRH Morgan Stanley CDs	\$240,000.00

Total Current Assets	\$632,054.96
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TOTAL ASSETS	<u>\$632,054.96</u>
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LIABILITIES

Current Liabilities

2012 Reserve Accrued Payable	\$50,000.00
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Total Current Liabilities	\$50,000.00
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TOTAL LIABILITIES	<u>\$50,000.00</u>
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EQUITY

Retained Earnings

3010 Retained Earnings	\$527,773.57
Current Year Earnings	\$54,281.39

Total Retained Earnings	\$582,054.96
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TOTAL EQUITY	<u>\$582,054.96</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$632,054.96</u>
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Balance Sheet

Monday, August 31, 2015

Stapleton Rowhomes

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1030 Stapleton Rowhomes CW Op	\$192,494.37	
Total Current Assets		\$192,494.37

Other Assets

1210 Accounts Receivable	\$7,745.20	
1299 Allowance for Bad Debts	(\$6,549.07)	
1320 Prepaid Insurance	\$49,229.81	
1330 Prepaid Other	\$476.00	
Total Other Assets		\$50,901.94

TOTAL ASSETS	\$243,396.31
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$8,483.93	
2030 Advanced Payments	\$16,173.14	
2034 Insurance Claim Payable	\$112,918.60	
2037 Great Colorado Payback	\$162.90	
2040 Open Credits	\$165.25	
Total Current Liabilities		\$137,903.82

TOTAL LIABILITIES	\$137,903.82
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EQUITY

Retained Earnings

3010 Retained Earnings	\$102,465.94	
Current Year Earnings	\$3,026.55	
Total Retained Earnings		\$105,492.49

TOTAL EQUITY	\$105,492.49
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TOTAL LIABILITIES AND EQUITY	\$243,396.31
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Unexpended Budget Report

Monday, August 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	50.64	0.00	50.64	1,701.87	0.00	1,701.87	0.00	(1,701.87)
9800 Reserve Income	11,371.00	11,371.00	0.00	90,968.00	90,968.00	0.00	136,452.00	45,484.00
Total Income	11,421.64	11,371.00	50.64	92,669.87	90,968.00	1,701.87	136,452.00	43,782.13
TOTAL INCOME	11,421.64	11,371.00	50.64	92,669.87	90,968.00	1,701.87	136,452.00	43,782.13
EXPENSES								
Expenses								
8000 Reserve Expense	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
9640 Reserve Concrete	18,344.00	0.00	18,344.00	18,344.00	0.00	18,344.00	0.00	(18,344.00)
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	18,344.00	0.00	18,344.00	38,388.48	0.00	38,388.48	0.00	(38,388.48)
TOTAL EXPENSES	18,344.00	0.00	18,344.00	38,388.48	0.00	38,388.48	0.00	(38,388.48)
NET INCOME (LOSS)	(6,922.36)	11,371.00	(18,293.36)	54,281.39	90,968.00	(36,686.61)	136,452.00	
UNEXPENDED (OVER EXPENDED)								82,170.61

Unexpended Budget Report

Monday, August 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	238,966.00	238,966.00	0.00	358,449.00	119,483.00
4020 Water Assessment	587.35	600.00	(12.65)	5,499.52	4,800.00	699.52	7,200.00	1,700.48
4050 Legal Fees Chargedback	20.00	125.00	(105.00)	288.00	1,000.00	(712.00)	1,500.00	1,212.00
4080 Late Fees	120.00	0.00	120.00	1,180.93	0.00	1,180.93	0.00	(1,180.93)
Total Income	30,598.10	30,595.75	2.35	245,934.45	244,766.00	1,168.45	367,149.00	121,214.55
TOTAL INCOME	30,598.10	30,595.75	2.35	245,934.45	244,766.00	1,168.45	367,149.00	121,214.55
EXPENSES								
Maintenance Expenses								
5010 Electricity	203.79	220.00	(16.21)	1,556.30	1,760.00	(203.70)	2,640.00	1,083.70
5090 Water/Sewer	4,222.62	1,100.00	3,122.62	11,845.54	8,800.00	3,045.54	13,200.00	1,354.46
6040 Bldg Repairs Other	400.00	700.00	(300.00)	7,490.64	5,600.00	1,890.64	8,400.00	909.36
6300 Grounds Maintenance	900.00	2,750.00	(1,850.00)	19,202.50	22,000.00	(2,797.50)	33,000.00	13,797.50
6310 Landscape Contract	1,575.25	1,601.50	(26.25)	12,602.00	12,812.00	(210.00)	19,218.00	6,616.00
6330 Sprinkler/Irrigation Rprs	2,434.17	325.00	2,109.17	4,753.80	2,600.00	2,153.80	3,900.00	(853.80)
6340 Backflow Device Inspctn	170.00	0.00	170.00	1,402.50	1,500.00	(97.50)	1,500.00	97.50
6350 Lighting Maintenance	0.00	350.00	(350.00)	1,820.13	2,800.00	(979.87)	4,200.00	2,379.87
6380 Fence/Retaining Wall Mntc	278.97	100.00	178.97	763.02	700.00	63.02	900.00	136.98
6480 Roof/Gutter Repairs	0.00	350.00	(350.00)	551.90	2,800.00	(2,248.10)	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	10,184.80	7,496.50	2,688.30	73,330.83	70,072.00	3,258.83	104,358.00	31,027.17
Paseo Unit Expenses								
5030 Telephone	51.01	50.00	1.01	393.23	400.00	(6.77)	600.00	206.77
5080 Water/Sewer-Paseo Units	628.28	600.00	28.28	4,253.29	4,800.00	(546.71)	7,200.00	2,946.71
5096 Paseo Administration Exp.	99.20	105.00	(5.80)	800.72	840.00	(39.28)	1,260.00	459.28
Total Paseo Unit Expenses	778.49	755.00	23.49	5,447.24	6,040.00	(592.76)	9,060.00	3,612.76
Administrative Expenses								
5900 Reserve Contributions	11,371.00	11,371.00	0.00	90,968.00	90,968.00	0.00	136,452.00	45,484.00
7021 Administrative	0.00	100.00	(100.00)	10.00	1,100.00	(1,090.00)	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	1,200.00	(1,200.00)	1,800.00	1,800.00

Unexpended Budget Report

Monday, August 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	20.00	125.00	(105.00)	288.00	1,000.00	(712.00)	1,500.00	1,212.00
7120 Legal Fees	0.00	50.00	(50.00)	0.00	400.00	(400.00)	600.00	600.00
7130 Insurance	7,032.83	6,675.00	357.83	50,901.76	53,400.00	(2,498.24)	80,100.00	29,198.24
7140 Management Fees	2,100.00	2,100.00	0.00	16,800.00	16,800.00	0.00	25,200.00	8,400.00
7180 Misc. & Storage Expenses	215.41	262.00	(46.59)	1,159.57	2,096.00	(936.43)	3,144.00	1,984.43
Total Administrative Expenses	20,739.24	20,833.00	(93.76)	164,129.83	170,084.00	(5,954.17)	253,716.00	89,586.17
TOTAL EXPENSES	31,702.53	29,084.50	2,618.03	242,907.90	246,196.00	(3,288.10)	367,134.00	124,226.10
NET INCOME (LOSS)	(1,104.43)	1,511.25	(2,615.68)	3,026.55	(1,430.00)	4,456.55	15.00	
UNEXPENDED (OVER EXPENDED)								(3,011.55)