

**Balance Sheet (Cash)**  
**STAPLETON MANSION HOMES CONDO ASSN - (staple)**  
**September 2017**

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STAPLETON

**ASSETS**

**CASH**

Operating Cash - CAB	25,261.72
Reserves Cash - CAB	329,037.78
<b>TOTAL CASH</b>	<u>354,299.50</u>

**A/R & OTHER ASSETS**

Accounts Receivable	6,929.50
Due From Operating	77,097.73
<b>TOTAL A/R &amp; OTHER ASSETS</b>	<u>84,027.23</u>
<b>TOTAL ASSETS</b>	<u><u>438,326.73</u></u>

**LIABILITIES**

Prepaid HOA Dues	7,589.00
Accounts Payable	5,816.28
Due To Reserves	77,097.73
Mutual of Omaha Loan	407,153.82
<b>TOTAL LIABILITIES</b>	<u>497,656.83</u>

**EQUITY**

Reserve Fund Equity	286,454.16
Reserve Fund - Roof Repairs	-47,000.00
Operating Fund Equity	-529,003.28
Working Capital	29,255.00
Current Year P/L	106,964.02
<b>TOTAL EQUITY</b>	<u>-88,585.10</u>
<b>TOTAL LIABILITY &amp; EQUITY</b>	<u><u>438,326.73</u></u>

**Budget Comparison Cash Flow (Cash)**  
**STAPLETON MANSION HOMES CONDO ASSN - (staple)**  
**September 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>REVENUE</b>									
Assessments	23,596.00	24,108.00	-512.00	-2.12	219,996.50	216,972.00	3,024.50	1.39	289,296.00
Late Fees/NSF Check Fees	40.00	0.00	40.00	0	592.00	0.00	592.00	0	0.00
Interest Income	0.70	0.00	0.70	0	13.18	0.00	13.18	0	0.00
Roof Settlement	0.00	0.00	0.00	0	47,000.00	0.00	47,000.00	0	0.00
2016/2017 Special Assessment	246.00	0.00	246.00	0	246.00	0.00	246.00	0	0.00
Transfer To Reserves	-2,411.00	-2,411.00	0.00	0.00	-68,699.00	-21,699.00	-47,000.00	-216.6	-28,932.00
<b>TOTAL REVENUE</b>	<b>21,471.70</b>	<b>21,697.00</b>	<b>-225.30</b>	<b>-1.04</b>	<b>199,148.68</b>	<b>195,273.00</b>	<b>3,875.68</b>	<b>1.98</b>	<b>260,364.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fee	1,000.00	900.00	-100.00	-11.11	8,300.00	8,100.00	-200.00	-2.47	10,800.00
Accounting Fee	700.00	700.00	0.00	0.00	6,300.00	6,300.00	0.00	0.00	8,400.00
Legal Fees - General	0.00	0.00	0.00	0	9,753.50	0.00	-9,753.50	0	0.00
Audit Fees	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	2,000.00
Professional Fees	0.00	0.00	0.00	0	850.00	0.00	-850.00	0	0.00
Postage, Printing, Copies	31.80	100.00	68.20	68.20	717.31	900.00	182.69	20.30	1,200.00
Office Supplies	6.54	25.00	18.46	73.84	151.14	225.00	73.86	32.83	300.00
Telephone & Answering Service	142.78	80.00	-62.78	-78.48	921.91	720.00	-201.91	-28.04	960.00
Meeting Expenses	425.00	0.00	-425.00	0	425.00	0.00	-425.00	0	0.00
Website Expenses	0.00	150.00	150.00	100.0	456.00	450.00	-6.00	-1.33	600.00
Education & Licensing	0.00	30.00	30.00	100.0	313.00	270.00	-43.00	-15.93	360.00
Casualty Loss	0.00	0.00	0.00	0	3,618.10	0.00	-3,618.10	0	0.00
Insurance	2,659.00	3,000.00	341.00	11.37	28,322.81	27,000.00	-1,322.81	-4.90	36,000.00
Workers Comp Insurance	0.00	0.00	0.00	0	352.00	500.00	148.00	29.60	500.00
Mutual of Omaha Loan Interest	1,699.45	2,100.00	400.55	19.07	15,600.85	18,900.00	3,299.15	17.46	25,200.00
Miscellaneous Admin. Expense	6.50	50.00	43.50	87.00	265.77	450.00	184.23	40.94	600.00
Contingency	0.00	3,575.00	3,575.00	100.0	0.00	32,175.00	32,175.00	100.0	39,898.00
<b>TOTAL ADMINISTRATION</b>	<b>6,671.07</b>	<b>10,710.00</b>	<b>4,038.93</b>	<b>37.71</b>	<b>76,347.39</b>	<b>97,990.00</b>	<b>21,642.61</b>	<b>22.09</b>	<b>126,818.00</b>
<b>UTILITIES</b>									
Water & Sewer	3,652.87	2,500.00	-1,152.87	-46.11	25,095.56	26,000.00	904.44	3.48	32,000.00
Drainage	1,362.02	0.00	-1,362.02	0	6,810.10	8,000.00	1,189.90	14.87	8,000.00
Electric	195.31	125.00	-70.31	-56.25	1,701.97	1,125.00	-576.97	-51.29	1,500.00
<b>TOTAL UTILITIES</b>	<b>5,210.20</b>	<b>2,625.00</b>	<b>-2,585.20</b>	<b>-98.48</b>	<b>33,607.63</b>	<b>35,125.00</b>	<b>1,517.37</b>	<b>4.32</b>	<b>41,500.00</b>
<b>GROUNDS</b>									
Landscape Contract	2,259.00	1,800.00	-459.00	-25.50	13,554.00	16,150.00	2,596.00	16.07	17,950.00
Additional Landscape Maint.	1,914.75	1,750.00	-164.75	-9.41	22,129.45	11,250.00	-10,879.45	-96.71	15,500.00
Sprinkler Repairs	268.00	500.00	232.00	46.40	3,197.50	4,000.00	802.50	20.06	5,500.00
Snow Removal	0.00	0.00	0.00	0	4,020.74	8,000.00	3,979.26	49.74	14,000.00
Exterior Lights	183.39	125.00	-58.39	-46.71	1,107.04	1,125.00	17.96	1.60	1,500.00
<b>TOTAL GROUNDS</b>	<b>4,625.14</b>	<b>4,175.00</b>	<b>-450.14</b>	<b>-10.78</b>	<b>44,008.73</b>	<b>40,525.00</b>	<b>-3,483.73</b>	<b>-8.60</b>	<b>54,450.00</b>
<b>BUILDING MAINTENANCE</b>									
Roof Repairs	0.00	50.00	50.00	100.0	4,280.79	450.00	-3,830.79	-851.2	600.00
Gutters/Downspouts	0.00	0.00	0.00	0	761.18	0.00	-761.18	0	0.00
Pest Control	0.00	0.00	0.00	0	1,090.00	0.00	-1,090.00	0	0.00
Exterior Building Maint.	0.00	100.00	100.00	100.0	1,161.29	900.00	-261.29	-29.03	1,200.00
<b>TOTAL BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>150.00</b>	<b>150.00</b>	<b>100.0</b>	<b>7,293.26</b>	<b>1,350.00</b>	<b>-5,943.26</b>	<b>-440.2</b>	<b>1,800.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>16,506.41</b>	<b>17,660.00</b>	<b>1,153.59</b>	<b>6.53</b>	<b>161,257.01</b>	<b>174,990.00</b>	<b>13,732.99</b>	<b>7.85</b>	<b>224,568.00</b>
<b>NET OPER. INCOME/(LOSS)</b>	<b>4,965.29</b>	<b>4,037.00</b>	<b>928.29</b>	<b>22.99</b>	<b>37,891.67</b>	<b>20,283.00</b>	<b>17,608.67</b>	<b>86.81</b>	<b>35,796.00</b>
<b>RESERVES ACTIVITY</b>									
<b>RESERVE INCOME</b>									
Reserve Transfer Income	2,411.00	2,411.00	0.00	0.00	68,699.00	21,699.00	47,000.00	216.6	28,932.00
Reserve Interest Income	48.51	0.00	48.51	0	373.35	0.00	373.35	0	0.00
<b>TOTAL RESERVE INCOME</b>	<b>2,459.51</b>	<b>2,411.00</b>	<b>48.51</b>	<b>2.01</b>	<b>69,072.35</b>	<b>21,699.00</b>	<b>47,373.35</b>	<b>218.3</b>	<b>28,932.00</b>
<b>NET RESERVE ACTIVITY</b>	<b>2,459.51</b>	<b>2,411.00</b>	<b>48.51</b>	<b>2.01</b>	<b>69,072.35</b>	<b>21,699.00</b>	<b>47,373.35</b>	<b>218.3</b>	<b>28,932.00</b>
<b>YTD INCOME/EXPENSE</b>	<b>7,424.80</b>	<b>6,448.00</b>	<b>976.80</b>	<b>15.15</b>	<b>106,964.02</b>	<b>41,982.00</b>	<b>64,982.02</b>	<b>154.7</b>	<b>64,728.00</b>
<b>ADJUSTMENTS</b>									
Mutual of Omaha Loan	-4,004.55	2,983.00	-6,987.55	-234.2	-35,735.15	26,847.00	-62,582.15	-233.1	35,796.00
<b>TOTAL ADJUSTMENTS</b>	<b>-4,004.55</b>	<b>2,983.00</b>	<b>-6,987.55</b>	<b>-234.2</b>	<b>-35,735.15</b>	<b>26,847.00</b>	<b>-62,582.15</b>	<b>-233.1</b>	<b>35,796.00</b>
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>CASH FLOW</b>	<b>3,420.25</b>	<b>9,431.00</b>	<b>-6,010.75</b>	<b>-63.73</b>	<b>71,228.87</b>	<b>68,829.00</b>	<b>2,399.87</b>	<b>3.49</b>	<b>100,524.00</b>