

Balance Sheet (Cash)
STAPLETON MANSION HOMES CONDO ASSN - (staple)
May 2018

Page 1
5/31/2018
09:40 PM
STAPLETON

ASSETS

CASH

Operating Cash - CAB	32,736.99
Reserves Cash - CAB	318,721.81
TOTAL CASH	<u>351,458.80</u>

A/R & OTHER ASSETS

Reserve A/R - Special Assessment	666.00
Prepaid Insurance	2,279.40
Due From Operating	72,975.13
TOTAL A/R & OTHER ASSETS	<u>75,920.53</u>
TOTAL ASSETS	<u><u>427,379.33</u></u>

LIABILITIES

Prepaid HOA Dues	5,985.00
Due To Reserves	72,975.13
Mutual of Omaha Loan	374,199.17
TOTAL LIABILITIES	<u>453,159.30</u>

EQUITY

Reserve Fund Equity	362,903.36
Reserve Fund - Roof Repairs	35,459.85
Operating Fund Equity	-480,664.08
Working Capital	29,255.00
Current Year P/L	27,265.90
TOTAL EQUITY	<u>-55,034.97</u>
TOTAL LIABILITY & EQUITY	<u><u>427,379.33</u></u>

Budget Comparison Cash Flow (Cash)
STAPLETON MANSION HOMES CONDO ASSN - (staple)
May 2018

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUE									
Assessments	22,938.00	24,108.00	-1,170.00	-4.85	113,484.00	120,540.00	-7,056.00	-5.85	289,296.00
Late Fees/NSF Check Fees	50.00	0.00	50.00	0	120.00	0.00	120.00	0	0.00
Interest Income	1.13	0.00	1.13	0	4.83	0.00	4.83	0	0.00
Transfer To Reserves	-2,411.00	-2,411.00	0.00	0.00	-12,055.00	-12,055.00	0.00	0.00	-28,932.00
TOTAL REVENUE	20,578.13	21,697.00	-1,118.87	-5.16	101,553.83	108,485.00	-6,931.17	-6.39	260,364.00
EXPENSES									
ADMINISTRATION									
Management Fee	1,000.00	1,000.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	12,000.00
Accounting Fee	700.00	700.00	0.00	0.00	3,500.00	3,500.00	0.00	0.00	8,400.00
Audit Fees	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	2,000.00
Postage, Printing, Copies	85.09	100.00	14.91	14.91	158.67	500.00	341.33	68.27	1,200.00
Office Supplies	0.00	25.00	25.00	100.0	75.35	125.00	49.65	39.72	300.00
Telephone & Answering Service	150.24	80.00	-70.24	-87.80	758.39	400.00	-358.39	-89.60	960.00
Website Expenses	0.00	0.00	0.00	0	318.00	150.00	-168.00	-112.0	600.00
Education & Licensing	0.00	30.00	30.00	100.0	0.00	150.00	150.00	100.0	360.00
Insurance	416.34	3,200.00	2,783.66	86.99	16,954.39	16,000.00	-954.39	-5.96	38,400.00
Workers Comp Insurance	0.00	50.00	50.00	100.0	352.00	250.00	-102.00	-40.80	600.00
Mutual of Omaha Loan Interest	1,513.56	5,028.00	3,514.44	69.90	7,786.51	25,140.00	17,353.49	69.03	60,336.00
Miscellaneous Admin. Expense	10.21	50.00	39.79	79.58	46.74	250.00	203.26	81.30	600.00
Contingency	0.00	2,000.00	2,000.00	100.0	0.00	10,000.00	10,000.00	100.0	24,000.00
TOTAL ADMINISTRATION	3,875.44	12,263.00	8,387.56	68.40	34,950.05	63,465.00	28,514.95	44.93	149,756.00
UTILITIES									
Water & Sewer	2,816.64	2,550.00	-266.64	-10.46	10,709.23	11,250.00	540.77	4.81	32,600.00
Drainage	0.00	0.00	0.00	0	4,532.55	4,000.00	-532.55	-13.31	8,000.00
Electric	186.01	175.00	-11.01	-6.29	806.34	875.00	68.66	7.85	2,100.00
TOTAL UTILITIES	3,002.65	2,725.00	-277.65	-10.19	16,048.12	16,125.00	76.88	0.48	42,700.00
GROUNDS									
Landscape Contract	2,426.42	3,000.00	573.58	19.12	4,852.84	6,000.00	1,147.16	19.12	21,000.00
Garden/Shrub Maintenance	2,484.25	1,800.00	-684.25	-38.01	6,541.20	5,800.00	-741.20	-12.78	18,800.00
Sprinkler Repairs	0.00	500.00	500.00	100.0	2,290.00	2,000.00	-290.00	-14.50	5,500.00
Snow Removal	0.00	0.00	0.00	0	2,377.25	8,000.00	5,622.75	70.28	14,000.00
Exterior Lights	78.45	125.00	46.55	37.24	458.20	625.00	166.80	26.69	1,500.00
TOTAL GROUNDS	4,989.12	5,425.00	435.88	8.03	16,519.49	22,425.00	5,905.51	26.33	60,800.00
BUILDING MAINTENANCE									
Roof Repairs	0.00	100.00	100.00	100.0	0.00	500.00	500.00	100.0	1,200.00
Plumbing/Sewer	375.00	0.00	-375.00	0	375.00	0.00	-375.00	0	0.00
Pest Control	0.00	0.00	0.00	0	395.00	0.00	-395.00	0	0.00
Exterior Building Maint.	0.00	200.00	200.00	100.0	0.00	1,000.00	1,000.00	100.0	2,400.00
TOTAL BUILDING MAINTENANC	375.00	300.00	-75.00	-25.00	770.00	1,500.00	730.00	48.67	3,600.00
TOTAL OPERATING EXPENSES	12,242.21	20,713.00	8,470.79	40.90	68,287.66	103,515.00	35,227.34	34.03	256,856.00
NET OPER. INCOME/(LOSS)	8,335.92	984.00	7,351.92	747.1	33,266.17	4,970.00	28,296.17	569.3	3,508.00
RESERVES ACTIVITY									
RESERVE INCOME									
Reserve Transfer Income	2,411.00	2,411.00	0.00	0.00	12,055.00	12,055.00	0.00	0.00	28,932.00
Reserve Interest Income	49.01	0.00	49.01	0	242.88	0.00	242.88	0	0.00
TOTAL RESERVE INCOME	2,460.01	2,411.00	49.01	2.03	12,297.88	12,055.00	242.88	2.01	28,932.00
RESERVE EXPENSES									
Project Management	13,098.72	0.00	-13,098.72	0	13,098.72	0.00	-13,098.72	0	0.00
Roof Contract Repairs	0.00	0.00	0.00	0	5,199.43	0.00	-5,199.43	0	0.00
TOTAL RESERVE EXPENSES	13,098.72	0.00	-13,098.72	0	18,298.15	0.00	-18,298.15	0	0.00
NET RESERVE ACTIVITY	-10,638.71	2,411.00	-13,049.71	-541.2	-6,000.27	12,055.00	-18,055.27	-149.7	28,932.00
YTD INCOME/EXPENSE	-2,302.79	3,395.00	-5,697.79	-167.8	27,265.90	17,025.00	10,240.90	60.15	32,440.00
ADJUSTMENTS									
Mutual of Omaha Loan	-4,190.44	0.00	-4,190.44	0	-20,733.49	0.00	-20,733.49	0	0.00
TOTAL ADJUSTMENTS	-4,190.44	0.00	-4,190.44	0	-20,733.49	0.00	-20,733.49	0	0.00
CASH FLOW	-6,493.23	3,395.00	-9,888.23	-291.2	6,532.41	17,025.00	-10,492.59	-61.63	32,440.00