

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

Page 1  
9/30/2018  
03:48 PM  
STAPLETON

**ASSETS**

**CASH**

Operating Cash - CAB	32,493.76
Reserves Cash - CAB	502,228.00
<b>TOTAL CASH</b>	<u>534,721.76</u>

**A/R & OTHER ASSETS**

Reserve A/R - Special Assessment	666.00
Prepaid Insurance	2,279.40
Due From Operating	72,975.13
<b>TOTAL A/R &amp; OTHER ASSETS</b>	<u>75,920.53</u>
<b>TOTAL ASSETS</b>	<u><u>610,642.29</u></u>

**LIABILITIES**

Prepaid HOA Dues	7,531.00
Due To Reserves	72,975.13
Mutual of Omaha Loan	644,199.00
<b>TOTAL LIABILITIES</b>	<u>724,705.13</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	-61,016.97
<b>TOTAL EQUITY</b>	<u>-143,317.84</u>
<b>TOTAL LIABILITY &amp; EQUITY</b>	<u><u>610,642.29</u></u>

**Budget Comparison Cash Flow (Cash)**  
**STAPLETON MANSION HOMES CONDO ASSN - (staple)**  
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03:48 PM  
STAPLETON

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>REVENUE</b>									
Assessments	26,382.00	24,108.00	2,274.00	9.43	212,188.00	216,972.00	-4,784.00	-2.20	289,296.00
Late Fees/NSF Check Fees	170.00	0.00	170.00	0	489.88	0.00	489.88	0	0.00
Collection Cost Recovery	0.00	0.00	0.00	0	376.00	0.00	376.00	0	0.00
Interest Income	0.92	0.00	0.92	0	8.14	0.00	8.14	0	0.00
Transfer To Reserves	-2,411.00	-2,411.00	0.00	0.00	-19,288.00	-21,699.00	2,411.00	11.11	-28,932.00
<b>TOTAL REVENUE</b>	<b>24,141.92</b>	<b>21,697.00</b>	<b>2,444.92</b>	<b>11.27</b>	<b>193,774.02</b>	<b>195,273.00</b>	<b>-1,498.98</b>	<b>-0.77</b>	<b>260,364.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATION</b>									
Management Fee	1,000.00	1,000.00	0.00	0.00	9,000.00	9,000.00	0.00	0.00	12,000.00
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 - Collections	0.00	0.00	0.00	0	564.00	0.00	-564.00	0	0.00
Audit Fees	2,000.00	0.00	-2,000.00	0	2,000.00	2,000.00	0.00	0.00	2,000.00
Professional Fees	2,500.00	0.00	-2,500.00	0	2,500.00	0.00	-2,500.00	0	0.00
Postage, Printing, Copies	264.99	100.00	-164.99	-164.9	595.96	900.00	304.04	33.78	1,200.00
Office Supplies	0.00	25.00	25.00	100.0	175.78	225.00	49.22	21.88	300.00
Telephone & Answering Service	112.44	80.00	-32.44	-40.55	1,208.39	720.00	-488.39	-67.83	960.00
Website Expenses	0.00	150.00	150.00	100.0	318.00	450.00	132.00	29.33	600.00
Education & Licensing	0.00	30.00	30.00	100.0	357.00	270.00	-87.00	-32.22	360.00
Insurance	2,650.50	3,200.00	549.50	17.17	28,370.99	28,800.00	429.01	1.49	38,400.00
Workers Comp Insurance	0.00	50.00	50.00	100.0	352.00	450.00	98.00	21.78	600.00
Mutual of Omaha Loan Interest	675.04	5,028.00	4,352.96	86.57	13,000.45	45,252.00	32,251.55	71.27	60,336.00
Loan Modification Fee/Closing Fe	58.00	0.00	-58.00	0	808.00	0.00	-808.00	0	0.00
Miscellaneous Admin. Expense	14.59	50.00	35.41	70.82	116.77	450.00	333.23	74.05	600.00
Contingency	0.00	2,000.00	2,000.00	100.0	0.00	18,000.00	18,000.00	100.0	24,000.00
<b>TOTAL ADMINISTRATION</b>	<b>9,975.56</b>	<b>12,413.00</b>	<b>2,437.44</b>	<b>19.64</b>	<b>65,667.34</b>	<b>112,817.00</b>	<b>47,149.66</b>	<b>41.79</b>	<b>149,756.00</b>
<b>UTILITIES</b>									
Water & Sewer	4,566.96	2,550.00	-2,016.96	-79.10	26,559.07	26,450.00	-109.07	-0.41	32,600.00
Drainage	1,510.85	0.00	-1,510.85	0	7,554.25	8,000.00	445.75	5.57	8,000.00
Electric	182.96	175.00	-7.96	-4.55	1,537.30	1,575.00	37.70	2.39	2,100.00
<b>TOTAL UTILITIES</b>	<b>6,260.77</b>	<b>2,725.00</b>	<b>-3,535.77</b>	<b>-129.7</b>	<b>35,650.62</b>	<b>36,025.00</b>	<b>374.38</b>	<b>1.04</b>	<b>42,700.00</b>
<b>GROUNDS</b>									
Landscape Contract	2,426.40	3,000.00	573.60	19.12	14,858.44	18,000.00	3,141.56	17.45	21,000.00
Garden/Shrub Maintenance	0.00	1,800.00	1,800.00	100.0	19,756.50	13,000.00	-6,756.50	-51.97	18,800.00
Sprinkler Repairs	1,560.00	500.00	-1,060.00	-212.0	10,089.00	4,000.00	-6,089.00	-152.2	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	72.30	125.00	52.70	42.16	892.87	1,125.00	232.13	20.63	1,500.00
<b>TOTAL GROUNDS</b>	<b>4,058.70</b>	<b>5,425.00</b>	<b>1,366.30</b>	<b>25.19</b>	<b>47,974.06</b>	<b>44,125.00</b>	<b>-3,849.06</b>	<b>-8.72</b>	<b>60,800.00</b>
<b>BUILDING MAINTENANCE</b>									
Roof Repairs	0.00	100.00	100.00	100.0	0.00	900.00	900.00	100.0	1,200.00
Plumbing/Sewer	0.00	0.00	0.00	0	375.00	0.00	-375.00	0	0.00
Pest Control	0.00	0.00	0.00	0	790.00	0.00	-790.00	0	0.00
Exterior Building Maint.	0.00	200.00	200.00	100.0	0.00	1,800.00	1,800.00	100.0	2,400.00
<b>TOTAL BUILDING MAINTENANC</b>	<b>0.00</b>	<b>300.00</b>	<b>300.00</b>	<b>100.0</b>	<b>1,165.00</b>	<b>2,700.00</b>	<b>1,535.00</b>	<b>56.85</b>	<b>3,600.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>20,295.03</b>	<b>20,863.00</b>	<b>567.97</b>	<b>2.72</b>	<b>150,457.02</b>	<b>195,667.00</b>	<b>45,209.98</b>	<b>23.11</b>	<b>256,856.00</b>
<b>NET OPER. INCOME/(LOSS)</b>	<b>3,846.89</b>	<b>834.00</b>	<b>3,012.89</b>	<b>361.2</b>	<b>43,317.00</b>	<b>-394.00</b>	<b>43,711.00</b>	<b>11,094</b>	<b>3,508.00</b>
<b>RESERVES ACTIVITY</b>									
<b>RESERVE INCOME</b>									
Reserve Transfer Income	2,411.00	2,411.00	0.00	0.00	19,288.00	21,699.00	-2,411.00	-11.11	28,932.00
Reserve Interest Income	164.72	0.00	164.72	0	612.71	0.00	612.71	0	0.00
<b>TOTAL RESERVE INCOME</b>	<b>2,575.72</b>	<b>2,411.00</b>	<b>164.72</b>	<b>6.83</b>	<b>19,900.71</b>	<b>21,699.00</b>	<b>-1,798.29</b>	<b>-8.29</b>	<b>28,932.00</b>
<b>RESERVE EXPENSES</b>									
Project Management	0.00	0.00	0.00	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
C.I. 2018-Construction Mgmt	7,720.00	0.00	-7,720.00	0	20,970.00	0.00	-20,970.00	0	0.00
C.I. 2018-Railings	3,100.00	0.00	-3,100.00	0	3,100.00	0.00	-3,100.00	0	0.00
2518/2528 Drywall Repairs	0.00	0.00	0.00	0	23,572.53	0.00	-23,572.53	0	0.00
C.I. 2018-Concrete	3,000.00	0.00	-3,000.00	0	3,000.00	0.00	-3,000.00	0	0.00
C.I. 2018-Painting	55,294.00	0.00	-55,294.00	0	55,294.00	0.00	-55,294.00	0	0.00
<b>TOTAL RESERVE EXPENSES</b>	<b>69,114.00</b>	<b>0.00</b>	<b>-69,114.00</b>	<b>0</b>	<b>124,234.68</b>	<b>0.00</b>	<b>-124,234.68</b>	<b>0</b>	<b>0.00</b>
<b>NET RESERVE ACTIVITY</b>	<b>-66,538.28</b>	<b>2,411.00</b>	<b>-68,949.28</b>	<b>-2,859</b>	<b>-104,333.97</b>	<b>21,699.00</b>	<b>-126,032.97</b>	<b>-580.8</b>	<b>28,932.00</b>
<b>YTD INCOME/EXPENSE</b>	<b>-62,691.39</b>	<b>3,245.00</b>	<b>-65,936.39</b>	<b>-2,031</b>	<b>-61,016.97</b>	<b>21,305.00</b>	<b>-82,321.97</b>	<b>-386.4</b>	<b>32,440.00</b>
<b>ADJUSTMENTS</b>									
Mutual of Omaha Loan	282,572.93	0.00	282,572.93	0	249,266.34	0.00	249,266.34	0	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>282,572.93</b>	<b>0.00</b>	<b>282,572.93</b>	<b>0</b>	<b>249,266.34</b>	<b>0.00</b>	<b>249,266.34</b>	<b>0</b>	<b>0.00</b>