

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

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STAPLETON

ASSETS

CASH

Operating Cash - CAB	29,089.70
Reserves Cash - CAB	<u>383,055.66</u>
TOTAL CASH	412,145.36

A/R & OTHER ASSETS

Reserve A/R - Special Assessment	666.00
Prepaid Insurance	2,279.40
Due From Operating	<u>72,975.13</u>
TOTAL A/R & OTHER ASSETS	<u>75,920.53</u>
TOTAL ASSETS	<u><u>488,065.89</u></u>

LIABILITIES

Prepaid HOA Dues	5,819.00
Due To Reserves	72,975.13
Mutual of Omaha Loan	<u>639,319.89</u>
TOTAL LIABILITIES	718,114.02

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	<u>-177,002.26</u>
TOTAL EQUITY	<u>-259,303.13</u>
TOTAL LIABILITY & EQUITY	<u><u>488,065.89</u></u>

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUE									
Assessments	23,616.00	24,108.00	-492.00	-2.04	259,902.00	265,188.00	-5,286.00	-1.99	289,296.00
Late Fees/NSF Check Fees	50.00	0.00	50.00	0	599.88	0.00	599.88	0	0.00
Collection Cost Recovery	0.00	0.00	0.00	0	376.00	0.00	376.00	0	0.00
Interest Income	0.94	0.00	0.94	0	10.07	0.00	10.07	0	0.00
Transfer To Reserves	-2,411.00	-2,411.00	0.00	0.00	-26,521.00	-26,521.00	0.00	0.00	-28,932.00
TOTAL REVENUE	21,255.94	21,697.00	-441.06	-2.03	234,366.95	238,667.00	-4,300.05	-1.80	260,364.00
EXPENSES									
ADMINISTRATION									
Management Fee	1,000.00	1,000.00	0.00	0.00	11,000.00	11,000.00	0.00	0.00	12,000.00
Accounting Fee	700.00	700.00	0.00	0.00	7,700.00	7,700.00	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	0.00	0.00	0.00	0	2,000.00	2,000.00	0.00	0.00	2,000.00
Professional Fees	0.00	0.00	0.00	0	2,500.00	0.00	-2,500.00	0	0.00
Postage, Printing, Copies	91.63	100.00	8.37	8.37	804.90	1,100.00	295.10	26.83	1,200.00
Office Supplies	52.74	25.00	-27.74	-110.9	228.52	275.00	46.48	16.90	300.00
Telephone & Answering Service	112.60	80.00	-32.60	-40.75	1,433.43	880.00	-553.43	-62.89	960.00
Meeting Expenses	54.00	0.00	-54.00	0	54.00	0.00	-54.00	0	0.00
Website Expenses	222.00	0.00	-222.00	0	540.00	450.00	-90.00	-20.00	600.00
Education & Licensing	0.00	30.00	30.00	100.0	357.00	330.00	-27.00	-8.18	360.00
Insurance	3,805.00	3,200.00	-605.00	-18.91	34,828.99	35,200.00	371.01	1.05	38,400.00
Workers Comp Insurance	0.00	50.00	50.00	100.0	352.00	550.00	198.00	36.00	600.00
Mutual of Omaha Loan Interest	2,709.16	5,028.00	2,318.84	46.12	19,030.58	55,308.00	36,277.42	65.59	60,336.00
Loan Modification Fee/Closing Fe	0.00	0.00	0.00	0	808.00	0.00	-808.00	0	0.00
Miscellaneous Admin. Expense	72.19	50.00	-22.19	-44.38	279.39	550.00	270.61	49.20	600.00
Contingency	0.00	2,000.00	2,000.00	100.0	0.00	22,000.00	22,000.00	100.0	24,000.00
TOTAL ADMINISTRATION	8,819.32	12,263.00	3,443.68	28.08	82,480.81	137,343.00	54,862.19	39.95	149,756.00
UTILITIES									
Water & Sewer	-1,401.92	1,800.00	3,201.92	177.8	34,970.19	30,800.00	-4,170.19	-13.54	32,600.00
Drainage	0.00	0.00	0.00	0	9,065.10	8,000.00	-1,065.10	-13.31	8,000.00
Electric	195.48	175.00	-20.48	-11.70	1,929.45	1,925.00	-4.45	-0.23	2,100.00
TOTAL UTILITIES	-1,206.44	1,975.00	3,181.44	161.0	45,964.74	40,725.00	-5,239.74	-12.87	42,700.00
GROUNDS									
Landscape Contract	0.00	0.00	0.00	0	17,284.84	21,000.00	3,715.16	17.69	21,000.00
Garden/Shrub Maintenance	2,500.00	4,000.00	1,500.00	37.50	22,444.36	18,800.00	-3,644.36	-19.38	18,800.00
Sprinkler Repairs	3,443.28	0.00	-3,443.28	0	14,707.28	5,500.00	-9,207.28	-167.4	5,500.00
Snow Removal	0.00	2,000.00	2,000.00	100.0	2,377.25	12,000.00	9,622.75	80.19	14,000.00
Exterior Lights	72.30	125.00	52.70	42.16	1,043.62	1,375.00	331.38	24.10	1,500.00
TOTAL GROUNDS	6,015.58	6,125.00	109.42	1.79	57,857.35	58,675.00	817.65	1.39	60,800.00
BUILDING MAINTENANCE									
Roof Repairs	0.00	100.00	100.00	100.0	0.00	1,100.00	1,100.00	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	395.00	0.00	-395.00	0	1,185.00	0.00	-1,185.00	0	0.00
Exterior Building Maint.	0.00	200.00	200.00	100.0	0.00	2,200.00	2,200.00	100.0	2,400.00
TOTAL BUILDING MAINTENANC	395.00	300.00	-95.00	-31.67	1,560.00	3,300.00	1,740.00	52.73	3,600.00
TOTAL OPERATING EXPENSES	14,023.46	20,663.00	6,639.54	32.13	187,862.90	240,043.00	52,180.10	21.74	256,856.00
NET OPER. INCOME/(LOSS)	7,232.48	1,034.00	6,198.48	599.4	46,504.05	-1,376.00	47,880.05	3,479.	3,508.00
RESERVES ACTIVITY									
RESERVE INCOME									
Reserve Transfer Income	2,411.00	2,411.00	0.00	0.00	26,521.00	26,521.00	0.00	0.00	28,932.00
Reserve Interest Income	162.30	0.00	162.30	0	997.80	0.00	997.80	0	0.00
TOTAL RESERVE INCOME	2,573.30	2,411.00	162.30	6.73	27,518.80	26,521.00	997.80	3.76	28,932.00
RESERVE EXPENSES									
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	7,180.00	0.00	-7,180.00	0	37,846.25	0.00	-37,846.25	0	0.00
C.I. 2018-Railings	0.00	0.00	0.00	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	10,000.00	0.00	-10,000.00	0	13,000.00	0.00	-13,000.00	0	0.00
C.I. 2018-Gutters/Downspouts	20,045.70	0.00	-20,045.70	0	37,784.22	0.00	-37,784.22	0	0.00
C.I. 2018-Painting	41,789.96	0.00	-41,789.96	0	117,423.96	0.00	-117,423.96	0	0.00
TOTAL RESERVE EXPENSES	79,015.66	0.00	-79,015.66	0	251,025.11	0.00	-251,025.11	0	0.00

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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>S Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>S Var.</u>	<u>% Var.</u>	<u>Annual</u>
NET RESERVE ACTIVITY	-76,442.36	2,411.00	-78,853.36	-3,270	-223,506.31	26,521.00	-250,027.31	-942.7	28,932.00
YTD INCOME/EXPENSE	-69,209.88	3,445.00	-72,654.88	-2,109	-177,002.26	25,145.00	-202,147.26	-803.9	32,440.00
ADJUSTMENTS									
Mutual of Omaha Loan	-2,745.46	0.00	-2,745.46	0	244,387.23	0.00	244,387.23	0	0.00
TOTAL ADJUSTMENTS	-2,745.46	0.00	-2,745.46	0	244,387.23	0.00	244,387.23	0	0.00
CASH FLOW	-71,955.34	3,445.00	-75,400.34	-2,188	67,384.97	25,145.00	42,239.97	167.9	32,440.00