

**Stapleton Master Community Association**  
**Statement of Activity**  
**January through September 2015**

Accrual Basis

|                                       | Jan - Sep 15             | Budget                    | \$ Over Budget           | % of Budget          |
|---------------------------------------|--------------------------|---------------------------|--------------------------|----------------------|
| <b>Ordinary Income/Expense</b>        |                          |                           |                          |                      |
| <b>Income</b>                         |                          |                           |                          |                      |
| 4010 · Assessments                    | 2,749,818.02             | 2,566,782.00              | 183,036.02               | 107.1%               |
| 4020 · PCMD                           | 758,926.21               | 786,257.00                | -27,330.79               | 96.5%                |
| 4030 · Working Capital                | 75,600.00                | 90,000.00                 | -14,400.00               | 84.0%                |
| 4040 · Collections                    | 13,925.60                | 14,994.00                 | -1,068.40                | 92.9%                |
| 4050 · Community Fee                  | 0.00                     |                           |                          |                      |
| 4060 · Aquatic Services               | 611,008.66               | 608,000.00                | 3,008.66                 | 100.5%               |
| 4070 · Programming                    | 142,683.83               | 122,500.00                | 20,183.83                | 116.5%               |
| 4080 · Facility Rental                | 48,660.70                | 4,000.00                  | 44,660.70                | 1,216.5%             |
| 4085 · Special Services               | 32,329.26                | 29,500.00                 | 2,829.26                 | 109.6%               |
| 4090 · Other Income                   | 11,385.01                | 90.00                     | 11,295.01                | 12,650.0%            |
| 4095 · Retail Sales                   | 30,221.01                | 0.00                      | 30,221.01                | 100.0%               |
| 49900 · Uncategorized Income          | 0.00                     |                           |                          |                      |
| <b>Total Income</b>                   | <u>4,474,558.30</u>      | <u>4,222,123.00</u>       | <u>252,435.30</u>        | <u>106.0%</u>        |
| <b>Gross Profit</b>                   | 4,474,558.30             | 4,222,123.00              | 252,435.30               | 106.0%               |
| <b>Expense</b>                        |                          |                           |                          |                      |
| IPN Fees                              | 3.40                     |                           |                          |                      |
| 5010 · Administration & Governance    | 495,283.07               | 493,263.00                | 2,020.07                 | 100.4%               |
| 5015 · MCA Office & Community Rooms   | 256,617.63               | 265,906.00                | -9,288.37                | 96.5%                |
| 5030 · Assessment Management          | 131,082.44               | 122,100.00                | 8,982.44                 | 107.4%               |
| 5040 · Professional Services          | 47,614.46                | 48,250.00                 | -635.54                  | 98.7%                |
| 5060 · Insurance                      | 124,501.62               | 134,661.76                | -10,160.14               | 92.5%                |
| 5100 · Community Programming          | 490,452.68               | 431,031.00                | 59,421.68                | 113.8%               |
| 5210 · Park Maintenance               | 504,838.88               | 443,284.00                | 61,554.88                | 113.9%               |
| 5220 · Park Utilities                 | 149,253.95               | 122,050.00                | 27,203.95                | 122.3%               |
| 5300 · District Maintenance           | 577,283.75               | 610,096.00                | -32,812.25               | 94.6%                |
| 5320 · District Utilities             | 164,959.73               | 187,370.00                | -22,410.27               | 88.0%                |
| 5400 · Aquatic Programming            | 649,791.18               | 724,820.00                | -75,028.82               | 89.6%                |
| 5450 · Aquatic Facilities             | 324,423.41               | 343,250.00                | -18,826.59               | 94.5%                |
| 5500 · Other Expenses                 | 3,721.78                 | 3,600.00                  | 121.78                   | 103.4%               |
| 5900 · Fund Transfers                 | 414,852.00               | 390,852.00                | 24,000.00                | 106.1%               |
| <b>Total Expense</b>                  | <u>4,334,679.98</u>      | <u>4,320,533.76</u>       | <u>14,146.22</u>         | <u>100.3%</u>        |
| <b>Net Ordinary Income</b>            | 139,878.32               | -98,410.76                | 238,289.08               | -142.1%              |
| <b>Other Income/Expense</b>           |                          |                           |                          |                      |
| <b>Other Income</b>                   |                          |                           |                          |                      |
| 6010 · Reserve Funds                  | 215,042.92               | 180,000.00                | 35,042.92                | 119.5%               |
| 6020 · Improvement Fund               | 210,852.00               | 210,852.00                | 0.00                     | 100.0%               |
| 6050 · Community Fund                 | 30,933.37                |                           |                          |                      |
| <b>Total Other Income</b>             | <u>456,828.29</u>        | <u>390,852.00</u>         | <u>65,976.29</u>         | <u>116.9%</u>        |
| <b>Other Expense</b>                  |                          |                           |                          |                      |
| 7010 · Reserve Repairs & Replacements | 233,782.37               | 250,000.00                | -16,217.63               | 93.5%                |
| 7020 · Improvement Projects           | 224,359.05               | 250,000.00                | -25,640.95               | 89.7%                |
| 7050 · Community Fund Projects        | 20,000.00                | 20,000.00                 | 0.00                     | 100.0%               |
| <b>Total Other Expense</b>            | <u>478,141.42</u>        | <u>520,000.00</u>         | <u>-41,858.58</u>        | <u>92.0%</u>         |
| <b>Net Other Income</b>               | -21,313.13               | -129,148.00               | 107,834.87               | 16.5%                |
| <b>Net Income</b>                     | <u><u>118,565.19</u></u> | <u><u>-227,558.76</u></u> | <u><u>346,123.95</u></u> | <u><u>-52.1%</u></u> |

# Stapleton Master Community Association Balance Sheet Prev Year Comparison

Accrual Basis

As of September 30, 2015

|   | Sep 30, 15                 | Sep 30, 14                 | \$ Change                | % Change           |
|---|----------------------------|----------------------------|--------------------------|--------------------|
| <b>ASSETS</b>                           |                            |                            |                          |                    |
| <b>Current Assets</b>                   |                            |                            |                          |                    |
| <b>Checking/Savings</b>                 |                            |                            |                          |                    |
| 1000 · Operating Accounts               | 542,850.83                 | 555,474.31                 | -12,623.48               | -2.3%              |
| 1050 · MCA Reserves                     | 1,435,709.68               | 1,523,560.51               | -87,850.83               | -5.8%              |
| 1070 · MCA Community Fee Fund           | 186,325.95                 | 155,081.49                 | 31,244.46                | 20.2%              |
| <b>Total Checking/Savings</b>           | <u>2,164,886.46</u>        | <u>2,234,116.31</u>        | <u>-69,229.85</u>        | <u>-3.1%</u>       |
| <b>Accounts Receivable</b>              |                            |                            |                          |                    |
| 1110 · Accounts receivable              |                            |                            |                          |                    |
| 1110-01 · AR-Homeowners                 | 57,649.60                  | 63,177.60                  | -5,528.00                | -8.8%              |
| 1110-02 · AR-Commercial                 | 10,430.25                  | 11,454.22                  | -1,023.97                | -8.9%              |
| 1110-03 · AR-Declarant                  | 12,085.83                  | 9,928.15                   | 2,157.68                 | 21.7%              |
| 1110-04 · AR-Builders                   | 97,998.49                  | 82,522.73                  | 15,475.76                | 18.8%              |
| 1110-05 · AR-PCMD                       | 130,157.16                 | 132,916.52                 | -2,759.36                | -2.1%              |
| 1110-06 · AR-For Rent                   | 46,933.83                  | 53,937.15                  | -7,003.32                | -13.0%             |
| 1110-08 · AR-Domestic Water Service     | 13,554.22                  | 17,876.35                  | -4,322.13                | -24.2%             |
| 1110-09 · AR-Event Sponsorships         | 18,184.79                  | 11,250.00                  | 6,934.79                 | 61.6%              |
| 1110-10 · AR-Aquatics                   | 1,582.48                   | 0.00                       | 1,582.48                 | 100.0%             |
| 1110-11 · AR-MCA Operations             | 210.00                     | 10,801.04                  | -10,591.04               | -98.1%             |
| 1110 · Accounts receivable - Other      | 1,319.88                   | 1,319.88                   | 0.00                     | 0.0%               |
| <b>Total 1110 · Accounts receivable</b> | <u>390,106.53</u>          | <u>395,183.64</u>          | <u>-5,077.11</u>         | <u>-1.3%</u>       |
| 1115 · Doubtful accounts allowance      | -52,000.00                 | -52,000.00                 | 0.00                     | 0.0%               |
| <b>Total Accounts Receivable</b>        | <u>338,106.53</u>          | <u>343,183.64</u>          | <u>-5,077.11</u>         | <u>-1.5%</u>       |
| <b>Other Current Assets</b>             |                            |                            |                          |                    |
| 1299 · Undeposited Funds                | 1,000.00                   | 895.92                     | 104.08                   | 11.6%              |
| 1300 · Payroll Service Customer Asset   | -2,050.76                  | -2,050.76                  | 0.00                     | 0.0%               |
| 1410 · Inventories for sale             | 1,500.24                   | 1,500.24                   | 0.00                     | 0.0%               |
| 1420 · Inventories for use              | 10,506.44                  | 10,506.44                  | 0.00                     | 0.0%               |
| 1450 · Prepaid expenses                 | 28,340.66                  | 0.00                       | 28,340.66                | 100.0%             |
| 1530 · Petty Cash - MSI                 | 1,200.00                   | 1,200.00                   | 0.00                     | 0.0%               |
| 1535 · Cash Banks - MCA                 | 2,827.00                   | 2,577.00                   | 250.00                   | 9.7%               |
| 1550 · Training Equipment - Aquatics    | 3,890.59                   | 3,890.59                   | 0.00                     | 0.0%               |
| <b>Total Other Current Assets</b>       | <u>47,214.17</u>           | <u>18,519.43</u>           | <u>28,694.74</u>         | <u>154.9%</u>      |
| <b>Total Current Assets</b>             | <u>2,550,207.16</u>        | <u>2,595,819.38</u>        | <u>-45,612.22</u>        | <u>-1.8%</u>       |
| <b>Fixed Assets</b>                     |                            |                            |                          |                    |
| 1620 · Pool Facility - operating        | 22,874.64                  | 20,020.41                  | 2,854.23                 | 14.3%              |
| 1630 · Leasehold improvements           | 258,809.66                 | 124,828.80                 | 133,980.86               | 107.3%             |
| 1640 · Furniture, fixtures, & equip     | 268,372.88                 | 218,882.09                 | 49,490.79                | 22.6%              |
| 1650 · Vehicles                         | 72,271.51                  | 72,271.51                  | 0.00                     | 0.0%               |
| 1660 · Construction in progress         | 14,634.12                  | 0.00                       | 14,634.12                | 100.0%             |
| 1745 · Accum deprec                     | -107,925.90                | -107,925.90                | 0.00                     | 0.0%               |
| <b>Total Fixed Assets</b>               | <u>529,036.91</u>          | <u>328,076.91</u>          | <u>200,960.00</u>        | <u>61.3%</u>       |
| <b>TOTAL ASSETS</b>                     | <u><u>3,079,244.07</u></u> | <u><u>2,923,896.29</u></u> | <u><u>155,347.78</u></u> | <u><u>5.3%</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>         |                            |                            |                          |                    |
| <b>Liabilities</b>                      |                            |                            |                          |                    |
| <b>Current Liabilities</b>              |                            |                            |                          |                    |
| <b>Accounts Payable</b>                 |                            |                            |                          |                    |
| 2010 · Accounts payable                 | 284,058.92                 | 312,081.67                 | -28,022.75               | -9.0%              |
| <b>Total Accounts Payable</b>           | <u>284,058.92</u>          | <u>312,081.67</u>          | <u>-28,022.75</u>        | <u>-9.0%</u>       |
| <b>Credit Cards</b>                     |                            |                            |                          |                    |
| 2050 · Credit card - Capital One VISA   | 268.68                     | 1,756.10                   | -1,487.42                | -84.7%             |
| <b>Total Credit Cards</b>               | <u>268.68</u>              | <u>1,756.10</u>            | <u>-1,487.42</u>         | <u>-84.7%</u>      |

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Accrual Basis

As of September 30, 2015

|  | Sep 30, 15          | Sep 30, 14          | \$ Change         | % Change    |
|--|---------------------|---------------------|-------------------|-------------|
| <b>Other Current Liabilities</b>             |                     |                     |                   |             |
| <b>2100 · Payroll Liabilities</b>            | -2,068.78           | 2,326.51            | -4,395.29         | -188.9%     |
| <b>2111 · Direct Deposit Liabilities</b>     | -12,633.25          | 1,778.22            | -14,411.47        | -810.4%     |
| <b>2200 · Prepaid Assessments</b>            | 147,677.59          | 149,676.84          | -1,999.25         | -1.3%       |
| <b>2240 · Future Improvement Fund</b>        | 230,000.00          | 230,000.00          | 0.00              | 0.0%        |
| <b>2250 · Swim Team Fund</b>                 | 5,098.75            | 3,406.53            | 1,692.22          | 49.7%       |
| <b>2260 · F10 Stormsewer Reserve Fund</b>    | 12,000.00           | 12,000.00           | 0.00              | 0.0%        |
| <b>2410 · Refundable advances</b>            | -260.23             | -260.23             | 0.00              | 0.0%        |
| <b>Total Other Current Liabilities</b>       | 379,814.08          | 398,927.87          | -19,113.79        | -4.8%       |
| <b>Total Current Liabilities</b>             | 664,141.68          | 712,765.64          | -48,623.96        | -6.8%       |
| <b>Total Liabilities</b>                     | 664,141.68          | 712,765.64          | -48,623.96        | -6.8%       |
| <b>Equity</b>                                |                     |                     |                   |             |
| <b>3001 · Opening Bal Equity</b>             | 85,504.30           | 85,504.30           | 0.00              | 0.0%        |
| <b>3010 · Unrestrict (retained earnings)</b> | 1,269,233.10        | 897,055.83          | 372,177.27        | 41.5%       |
| <b>3300 · Working Capital Equity</b>         | 941,799.80          | 941,799.80          | 0.00              | 0.0%        |
| <b>Net Income</b>                            | 118,565.19          | 286,770.72          | -168,205.53       | -58.7%      |
| <b>Total Equity</b>                          | 2,415,102.39        | 2,211,130.65        | 203,971.74        | 9.2%        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>        | <b>3,079,244.07</b> | <b>2,923,896.29</b> | <b>155,347.78</b> | <b>5.3%</b> |