

**Stapleton Master Community Association
Statement of Activity**

January through September 2019

Accrual Basis

	<u>Jan - Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4010 · Residential Assessments	3,162,727	3,066,827	95,901	103%
4015 · Commercial Assessments	883,496	808,285	75,211	109%
4020 · PCMD	1,059,039	1,167,987	-108,948	91%
4030 · Working Capital	90,200	72,000	18,200	125%
4040 · Collections	29,891	28,350	1,541	105%
4060 · Aquatic Services	768,706	741,270	27,436	104%
4070 · Event Services	131,466	155,500	-24,034	85%
4080 · Earned Revenue	206,573	182,700	23,873	113%
Total Income	<u>6,332,100</u>	<u>6,222,919</u>	<u>109,181</u>	<u>102%</u>
Gross Profit	6,332,100	6,222,919	109,181	102%
Expense				
5010 · Administration & Governance	723,416	723,825	-409	100%
5015 · MCA Office & Community Rooms	587,060	522,225	64,835	112%
5030 · Assessment Management	124,780	166,800	-42,020	75%
5040 · Professional Services	163,223	89,400	73,823	183%
5060 · Insurance	165,850	154,000	11,850	108%
5100 · Programs and Events	484,136	537,024	-52,888	90%
5210 · Park and Open Space	1,303,106	1,121,280	181,826	116%
5300 · District Maintenance	1,145,029	1,154,487	-9,458	99%
5400 · Aquatics	1,302,013	1,366,145	-64,132	95%
5500 · Other Expenses	15,658	18,000	-2,342	87%
5900 · Reserve & Improvement Funds	526,000	540,000	-14,000	97%
Total Expense	<u>6,540,271</u>	<u>6,393,186</u>	<u>147,085</u>	<u>102%</u>
Net Ordinary Income	<u>-208,171</u>	<u>-170,267</u>	<u>-37,904</u>	<u>122%</u>
Net Income	<u><u>-208,171</u></u>	<u><u>-170,267</u></u>	<u><u>-37,904</u></u>	<u><u>122%</u></u>

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of September 30, 2019

Accrual Basis

	Sep 30, 19	Sep 30, 18	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1010 · MSI Assessment Acct	357,545.91	372,991.47	-15,445.56	-4.1%
1015 · MCA Operating Reserve	20,102.11	39,947.32	-19,845.21	-49.7%
1020 · MCA Operating Acct	237,622.03	495,003.13	-257,381.10	-52.0%
1025 · MCA Events Sweep	1,000.00	1,000.00	0.00	0.0%
1050 · MCA Reserve Funds	809,502.07	773,861.85	35,640.22	4.6%
1070 · MCA Community Fee Fund	290,404.30	237,508.86	52,895.44	22.3%
1080 · Community Investment Fund	547.91	2,113.09	-1,565.18	-74.1%
Total Checking/Savings	1,716,724.33	1,922,425.72	-205,701.39	-10.7%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	96,452.95	74,162.20	22,290.75	30.1%
1110-02 · AR-Commercial	8,311.57	10,234.08	-1,922.51	-18.8%
1110-03 · AR-Declarant	12,876.01	8,791.75	4,084.26	46.5%
1110-04 · AR-Builders	143,589.17	84,128.86	59,460.31	70.7%
1110-05 · AR-PCMD	159,461.01	154,002.53	5,458.48	3.5%
1110-06 · AR-For Rent MR	58,269.96	54,000.00	4,269.96	7.9%
1110-08 · AR-Domestic Water Service	26,634.66	17,758.12	8,876.54	50.0%
1110-09 · AR-Event Sponsorships	37,189.79	16,939.79	20,250.00	119.5%
1110-10 · AR-Aquatics	1,556.34	4,458.41	-2,902.07	-65.1%
1110-11 · AR-MCA Operations	1,390.00	18,970.00	-17,580.00	-92.7%
1110 · Accounts receivable - Other	1,297.28	1,297.28	0.00	0.0%
Total 1110 · Accounts receivable	547,028.74	444,743.02	102,285.72	23.0%
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
Total Accounts Receivable	497,028.74	394,743.02	102,285.72	25.9%
Other Current Assets				
1299 · Undeposited Funds	1,000.00	1,000.00	0.00	0.0%
1300 · Payroll Service Customer Asset	-2,310.64	-2,310.64	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	39,017.66	39,017.66	0.00	0.0%
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00	0.0%
1535 · Cash Banks - MCA	3,117.00	3,017.00	100.00	3.3%
1550 · Training Equipment - Aquatics	3,890.59	3,890.59	0.00	0.0%
Total Other Current Assets	57,921.29	57,821.29	100.00	0.2%
Total Current Assets	2,271,674.36	2,374,990.03	-103,315.67	-4.4%
Fixed Assets				
1620 · Pool Facility - operating	53,271.59	41,957.54	11,314.05	27.0%
1630 · Leasehold improvements	1,433,451.12	1,044,785.80	388,665.32	37.2%
1640 · Furniture, fixtures, & equip	345,178.64	294,751.51	50,427.13	17.1%
1650 · Vehicles	164,091.89	125,643.18	38,448.71	30.6%
1660 · Construction in progress	12,652.62	11,152.62	1,500.00	13.5%
1745 · Accum deprec	-252,949.90	-252,949.90	0.00	0.0%
Total Fixed Assets	1,755,695.96	1,265,340.75	490,355.21	38.8%
TOTAL ASSETS	4,027,370.32	3,640,330.78	387,039.54	10.6%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts payable	529,637.53	251,671.56	277,965.97	110.5%
Total Accounts Payable	529,637.53	251,671.56	277,965.97	110.5%

Stapleton Master Community Association
Balance Sheet Prev Year Comparison
As of September 30, 2019

Accrual Basis

	Sep 30, 19	Sep 30, 18	\$ Change	% Change
Credit Cards				
2050 · Credit card - Capital One VISA	-71,936.78	-577.62	-71,359.16	-12,354.0%
2052 · First Bank VISA (5586)	6,139.39	8,018.49	-1,879.10	-23.4%
Total Credit Cards	-65,797.39	7,440.87	-73,238.26	-984.3%
Other Current Liabilities				
2100 · Payroll Liabilities	5,524.21	4,260.09	1,264.12	29.7%
2111 · Direct Deposit Liabilities	2,842.31	2,842.31	0.00	0.0%
2200 · Prepaid Assessments	164,331.08	197,928.83	-33,597.75	-17.0%
2250 · Swim Team Fund	22,773.36	22,773.36	0.00	0.0%
2260 · F10 Stormsewer Reserve Fund	37,425.00	36,525.00	900.00	2.5%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
Total Other Current Liabilities	232,635.73	264,069.36	-31,433.63	-11.9%
Total Current Liabilities	696,475.87	523,181.79	173,294.08	33.1%
Total Liabilities	696,475.87	523,181.79	173,294.08	33.1%
Equity				
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00	0.0%
3010 · Unrestrict (retained earnings)	1,696,612.36	1,164,226.97	532,385.39	45.7%
3300 · Working Capital Equity	1,393,707.00	1,393,707.00	0.00	0.0%
Net Income	152,957.70	471,597.63	-318,639.93	-67.6%
Total Equity	3,330,894.45	3,117,148.99	213,745.46	6.9%
TOTAL LIABILITIES & EQUITY	4,027,370.32	3,640,330.78	387,039.54	10.6%