

Stapleton Master Community Association
Statement of Activity
January through December 2016

Accrual Basis

	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Residential Assessments	3,132,136	3,054,144	77,992	103%
4015 · Commercial Assessments	702,773	864,512	-161,739	81%
4020 · PCMD	963,160	1,017,030	-53,870	95%
4030 · Working Capital	117,000	96,000	21,000	122%
4040 · Collections	20,540	24,000	-3,460	86%
4060 · Aquatic Services	653,787	624,000	29,787	105%
4070 · Programming	177,038	180,000	-2,962	98%
4080 · Facility Rental	61,837	59,000	2,837	105%
4085 · Special Services	37,119	43,500	-6,381	85%
4090 · Other Income	4,599	9,600	-5,001	48%
4095 · Retail Sales	28,897	34,500	-5,603	84%
Total Income	<u>5,898,886</u>	<u>6,006,286</u>	<u>-107,400</u>	<u>98%</u>
Gross Profit	5,898,886	6,006,286	-107,400	98%
Expense				
5010 · Administration & Governance	829,442	818,280	11,163	101%
5015 · MCA Office & Community Rooms	541,678	550,356	-8,678	98%
5030 · Assessment Management	182,185	203,600	-21,415	89%
5040 · Professional Services	55,439	54,500	939	102%
5060 · Insurance	174,598	147,900	26,698	118%
5100 · Community Programming	709,957	659,220	50,737	108%
5210 · Park Maintenance	713,310	663,500	49,810	108%
5220 · Park Utilities	245,414	287,850	-42,436	85%
5300 · District Maintenance	688,775	763,580	-74,805	90%
5320 · District Utilities	252,805	235,450	17,355	107%
5400 · Aquatic Programming	753,524	679,510	74,014	111%
5450 · Aquatic Facilities	433,790	390,000	43,790	111%
5500 · Other Expenses	13,784	10,000	3,784	138%
5900 · Fund Transfers	240,000	540,000	-300,000	44%
69800 · Uncategorized Expenses	400			
Total Expense	<u>5,835,100</u>	<u>6,003,746</u>	<u>-168,646</u>	<u>97%</u>
Net Ordinary Income	63,786	2,540	61,246	2,511%
Other Income/Expense				
Other Income				
6010 · Reserve Funds	246,709	240,000	6,709	103%
6020 · Improvement Fund	0	300,000	-300,000	0%
6050 · Community Fund	57,637	20,000	37,637	288%
Total Other Income	<u>304,346</u>	<u>560,000</u>	<u>-255,654</u>	<u>54%</u>
Other Expense				
7010 · Reserve Repairs & Replacements	206,491	240,000	-33,510	86%
7020 · Improvement Projects	150,780	300,000	-149,220	50%
7050 · Community Fund Projects	45,619	20,000	25,619	228%
7100 · Year End Audit Adjustments	203,901			
Total Other Expense	<u>606,790</u>	<u>560,000</u>	<u>46,790</u>	<u>108%</u>
Net Other Income	<u>-302,444</u>	<u>0</u>	<u>-302,444</u>	<u>100%</u>
Net Income	<u><u>-238,658</u></u>	<u><u>2,540</u></u>	<u><u>-241,198</u></u>	<u><u>-9,396%</u></u>

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of December 31, 2016

Accrual Basis

	Dec 31, 16	Dec 31, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1010 · MSI Assessment Acct	357,096.14	348,891.22	8,204.92	2.4%
1015 · MCA Operating Acct	152,679.95	94,651.50	58,028.45	61.3%
1020 · MCA Operating Reserve	531.13	126,083.83	-125,552.70	-99.6%
1050 · MCA Reserve Funds	653,075.86	1,375,004.73	-721,928.87	-52.5%
1070 · MCA Community Fee Fund	143,346.34	206,461.38	-63,115.04	-30.6%
Total Checking/Savings	1,306,729.42	2,151,092.66	-844,363.24	-39.3%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	60,079.89	61,386.77	-1,306.88	-2.1%
1110-02 · AR-Commercial	10,470.65	15,307.52	-4,836.87	-31.6%
1110-03 · AR-Declarant	6,495.05	6,603.34	-108.29	-1.6%
1110-04 · AR-Builders	70,247.84	95,416.29	-25,168.45	-26.4%
1110-05 · AR-PCMD	56,923.75	49,753.08	7,170.67	14.4%
1110-06 · AR-For Rent MR	55,736.00	73,285.83	-17,549.83	-24.0%
1110-08 · AR-Domestic Water Service	14,042.23	13,171.79	870.44	6.6%
1110-09 · AR-Event Sponsorships	8,564.79	12,314.79	-3,750.00	-30.5%
1110-10 · AR-Aquatics	955.01	0.00	955.01	100.0%
1110-11 · AR-MCA Operations	210.00	267.16	-57.16	-21.4%
1110 · Accounts receivable - Other	1,297.28	1,319.88	-22.60	-1.7%
Total 1110 · Accounts receivable	285,022.49	328,826.45	-43,803.96	-13.3%
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
Total Accounts Receivable	235,022.49	278,826.45	-43,803.96	-15.7%
Other Current Assets				
1299 · Undeposited Funds	1,026.59	1,000.00	26.59	2.7%
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	28,340.66	0.00	0.0%
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00	0.0%
1535 · Cash Banks - MCA	2,827.00	2,827.00	0.00	0.0%
1550 · Training Equipment - Aquatics	3,890.59	3,890.59	0.00	0.0%
Total Other Current Assets	47,240.76	47,214.17	26.59	0.1%
Total Current Assets	1,588,992.67	2,477,133.28	-888,140.61	-35.9%
Fixed Assets				
1620 · Pool Facility - operating	41,957.54	22,874.64	19,082.90	83.4%
1630 · Leasehold improvements	926,219.28	129,747.66	796,471.62	613.9%
1640 · Furniture, fixtures, & equip	260,089.76	294,275.88	-34,186.12	-11.6%
1650 · Vehicles	91,424.04	88,766.04	2,658.00	3.0%
1660 · Construction in progress	0.12	14,634.12	-14,634.00	-100.0%
1745 · Accum deprec	-252,949.90	-107,112.90	-145,837.00	-136.2%
Total Fixed Assets	1,066,740.84	443,185.44	623,555.40	140.7%
TOTAL ASSETS	2,655,733.51	2,920,318.72	-264,585.21	-9.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts payable	97,344.00	86,114.69	11,229.31	13.0%
Total Accounts Payable	97,344.00	86,114.69	11,229.31	13.0%

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of December 31, 2016

Accrual Basis

	Dec 31, 16	Dec 31, 15	\$ Change	% Change
Credit Cards				
2050 · Credit card - Capital One VISA	551.06	1,267.56	-716.50	-56.5%
Total Credit Cards	551.06	1,267.56	-716.50	-56.5%
Other Current Liabilities				
2100 · Payroll Liabilities	6,489.09	1,367.71	5,121.38	374.5%
2111 · Direct Deposit Liabilities	1,778.22	1,778.22	0.00	0.0%
2200 · Prepaid Assessments	187,422.28	164,222.37	23,199.91	14.1%
2240 · Future Improvement Fund	0.00	46,978.12	-46,978.12	-100.0%
2250 · Swim Team Fund	5,414.75	5,298.75	116.00	2.2%
2260 · F10 Stormsewer Reserve Fund	36,000.00	18,000.00	18,000.00	100.0%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
Total Other Current Liabilities	236,844.11	237,384.94	-540.83	-0.2%
Total Current Liabilities	334,739.17	324,767.19	9,971.98	3.1%
Total Liabilities	334,739.17	324,767.19	9,971.98	3.1%
Equity				
3001 · Opening Bal Equity	85,504.30	85,504.30	0.00	0.0%
3010 · Unrestrict (retained earnings)	1,080,441.23	1,132,301.30	-51,860.07	-4.6%
3300 · Working Capital Equity	1,393,707.00	1,164,507.00	229,200.00	19.7%
Net Income	-238,658.19	213,238.93	-451,897.12	-211.9%
Total Equity	2,320,994.34	2,595,551.53	-274,557.19	-10.6%
TOTAL LIABILITIES & EQUITY	2,655,733.51	2,920,318.72	-264,585.21	-9.1%