

Stapleton Master Community Association Statement of Activity

January through December 2017

Accrual Basis

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Residential Assessments	3,346,662	3,368,544	-21,882	99%
4015 · Commercial Assessments	990,631	799,104	191,527	124%
4020 · PCMD	1,195,241	1,107,996	87,245	108%
4030 · Working Capital	94,800	96,000	-1,200	99%
4040 · Collections	25,594	24,000	1,594	107%
4050 · Community Fee	14,473			
4060 · Aquatic Services	654,245	674,700	-20,455	97%
4070 · Programming	156,209	180,000	-23,791	87%
4080 · Facility Rental	89,335	82,500	6,835	108%
4085 · Special Services	37,074	38,000	-926	98%
4090 · Other Income	18,598			
4095 · Retail Sales	31,959	32,500	-541	98%
Total Income	<u>6,654,820</u>	<u>6,403,344</u>	<u>251,476</u>	<u>104%</u>
Gross Profit	6,654,820	6,403,344	251,476	104%
Expense				
5010 · Administration & Governance	850,817	847,276	3,541	100%
5015 · MCA Office & Community Rooms	609,373	550,356	59,017	111%
5030 · Assessment Management	219,047	209,600	9,447	105%
5040 · Professional Services	72,431	50,600	21,831	143%
5060 · Insurance	185,114	181,325	3,789	102%
5100 · Community Programming	651,381	636,720	14,661	102%
5210 · Park Maintenance	702,450	763,168	-60,718	92%
5220 · Park Utilities	297,200	360,550	-63,350	82%
5240 · Aurora Park	2,813			
5300 · District Maintenance	815,861	827,596	-11,735	99%
5320 · District Utilities	285,190	262,400	22,790	109%
5400 · Aquatic Programming	837,386	731,810	105,576	114%
5450 · Aquatic Facilities	446,044	398,050	47,994	112%
5500 · Other Expenses	16,364	8,000	8,364	205%
5900 · Fund Transfers	588,000	576,000	12,000	102%
Total Expense	<u>6,579,471</u>	<u>6,403,451</u>	<u>176,020</u>	<u>103%</u>
Net Ordinary Income	75,349	-107	75,456	-70,420%
Other Income/Expense				
Other Income				
6010 · Reserve Funds	420,991	438,000	-17,009	96%
6020 · Improvement Fund	168,000	150,000	18,000	112%
6050 · Community Fund	36,220	50,000	-13,780	72%
Total Other Income	<u>625,211</u>	<u>638,000</u>	<u>-12,789</u>	<u>98%</u>
Other Expense				
7010 · Reserve Repairs & Replacements	222,213	338,000	-115,787	66%
7020 · Improvement Projects	92,426	150,000	-57,574	62%
7050 · Community Fund Projects	36,619	50,000	-13,381	73%
7100 · Year End Audit Adjustments	71			
Total Other Expense	<u>351,330</u>	<u>538,000</u>	<u>-186,670</u>	<u>65%</u>
Net Other Income	<u>273,881</u>	<u>100,000</u>	<u>173,881</u>	<u>274%</u>
Net Income	<u><u>349,230</u></u>	<u><u>99,893</u></u>	<u><u>249,337</u></u>	<u><u>350%</u></u>

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of December 31, 2017

Accrual Basis

	Dec 31, 17	Dec 31, 16	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1010 · MSI Assessment Acct	469,223.02	357,096.14	112,126.88	31.4%
1015 · MCA Operating Acct	276,726.80	200,583.16	76,143.64	38.0%
1020 · MCA Operating Reserve	474.33	531.13	-56.80	-10.7%
1050 · MCA Reserve Funds	812,763.19	653,075.86	159,687.33	24.5%
1070 · MCA Community Fee Fund	132,707.44	143,346.34	-10,638.90	-7.4%
Total Checking/Savings	1,691,894.78	1,354,632.63	337,262.15	24.9%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	62,538.98	60,079.89	2,459.09	4.1%
1110-02 · AR-Commercial	10,376.36	10,470.65	-94.29	-0.9%
1110-03 · AR-Declarant	60,537.90	6,495.05	54,042.85	832.1%
1110-04 · AR-Builders	43,665.21	70,247.84	-26,582.63	-37.8%
1110-05 · AR-PCMD	66,404.58	56,923.75	9,480.83	16.7%
1110-06 · AR-For Rent MR	14,640.00	55,736.00	-41,096.00	-73.7%
1110-08 · AR-Domestic Water Service	14,198.25	14,042.23	156.02	1.1%
1110-09 · AR-Event Sponsorships	8,189.79	8,564.79	-375.00	-4.4%
1110-10 · AR-Aquatics	0.00	955.01	-955.01	-100.0%
1110-11 · AR-MCA Operations	1,545.48	210.00	1,335.48	635.9%
1110 · Accounts receivable - Other	1,297.28	1,297.28	0.00	0.0%
Total 1110 · Accounts receivable	283,393.83	285,022.49	-1,628.66	-0.6%
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
Total Accounts Receivable	233,393.83	235,022.49	-1,628.66	-0.7%
Other Current Assets				
1299 · Undeposited Funds	1,000.00	1,026.59	-26.59	-2.6%
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	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	47,214.17	47,240.76	-26.59	-0.1%
Total Current Assets	1,972,502.78	1,636,895.88	335,606.90	20.5%
Fixed Assets				
1620 · Pool Facility - operating	41,957.54	41,957.54	0.00	0.0%
1630 · Leasehold improvements	923,804.55	926,219.28	-2,414.73	-0.3%
1640 · Furniture, fixtures, & equip	294,049.95	260,089.76	33,960.19	13.1%
1650 · Vehicles	91,424.04	91,424.04	0.00	0.0%
1660 · Construction in progress	0.12	0.12	0.00	0.0%
1745 · Accum deprec	-252,949.90	-252,949.90	0.00	0.0%
Total Fixed Assets	1,098,286.30	1,066,740.84	31,545.46	3.0%
TOTAL ASSETS	3,070,789.08	2,703,636.72	367,152.36	13.6%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts payable	204,811.10	145,247.21	59,563.89	41.0%
Total Accounts Payable	204,811.10	145,247.21	59,563.89	41.0%

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of December 31, 2017

Accrual Basis

	Dec 31, 17	Dec 31, 16	\$ Change	% Change
Credit Cards				
2050 · Credit card - Capital One VISA	-1,261.06	551.06	-1,812.12	-328.8%
Total Credit Cards	-1,261.06	551.06	-1,812.12	-328.8%
Other Current Liabilities				
2100 · Payroll Liabilities	6,742.04	6,489.09	252.95	3.9%
2111 · Direct Deposit Liabilities	1,990.37	1,778.22	212.15	11.9%
2200 · Prepaid Assessments	140,964.00	187,422.28	-46,458.28	-24.8%
2250 · Swim Team Fund	11,578.68	5,414.75	6,163.93	113.8%
2260 · F10 Stormsewer Reserve Fund	36,000.00	36,000.00	0.00	0.0%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
Total Other Current Liabilities	197,014.86	236,844.11	-39,829.25	-16.8%
Total Current Liabilities	400,564.90	382,642.38	17,922.52	4.7%
Total Liabilities	400,564.90	382,642.38	17,922.52	4.7%
Equity				
3001 · Opening Bal Equity	85,504.30	85,504.30	0.00	0.0%
3010 · Unrestrict (retained earnings)	841,783.04	1,080,441.23	-238,658.19	-22.1%
3300 · Working Capital Equity	1,393,707.00	1,393,707.00	0.00	0.0%
Net Income	349,229.84	-238,658.19	587,888.03	246.3%
Total Equity	2,670,224.18	2,320,994.34	349,229.84	15.1%
TOTAL LIABILITIES & EQUITY	3,070,789.08	2,703,636.72	367,152.36	13.6%