

Stapleton Master Community Association

Statement of Activity

Accrual Basis

January through December 2019

| | Jan - Dec 19 | Budget | \$ Over Budget | % of Budget |
|---------------------------------------|------------------|------------------|----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4010 · Residential Assessments | 4,257,500 | 4,120,078 | 137,422 | 103% |
| 4015 · Commercial Assessments | 1,160,131 | 1,056,380 | 103,751 | 110% |
| 4020 · PCMD | 1,480,047 | 1,417,853 | 62,194 | 104% |
| 4030 · Working Capital | 131,800 | 96,000 | 35,800 | 137% |
| 4040 · Collections | 42,523 | 37,800 | 4,723 | 112% |
| 4060 · Aquatic Services | 773,092 | 744,270 | 28,822 | 104% |
| 4070 · Event Services | 178,963 | 155,500 | 23,463 | 115% |
| 4080 · Earned Revenue | 221,977 | 192,900 | 29,077 | 115% |
| Total Income | 8,246,033 | 7,820,781 | 425,252 | 105% |
| Gross Profit | 8,246,033 | 7,820,781 | 425,252 | 105% |
| Expense | | | | |
| 5010 · Administration & Governance | 1,016,578 | 965,100 | 51,478 | 105% |
| 5015 · MCA Office & Community Rooms | 794,727 | 696,300 | 98,427 | 114% |
| 5030 · Assessment Management | 178,311 | 218,400 | -40,089 | 82% |
| 5040 · Professional Services | 166,455 | 93,000 | 73,455 | 179% |
| 5060 · Insurance | 240,515 | 202,000 | 38,515 | 119% |
| 5100 · Programs and Events | 652,541 | 651,199 | 1,342 | 100% |
| 5210 · Park and Open Space | 1,609,297 | 1,398,790 | 210,507 | 115% |
| 5300 · District Maintenance | 1,471,579 | 1,399,853 | 71,726 | 105% |
| 5400 · Aquatics | 1,370,272 | 1,400,620 | -30,348 | 98% |
| 5500 · Other Expenses | 17,450 | 24,000 | -6,550 | 73% |
| 5900 · Reserve & Improvement Funds | 720,000 | 720,000 | 0 | 100% |
| Total Expense | 8,237,724 | 7,769,262 | 468,462 | 106% |
| Net Ordinary Income | 8,309 | 51,519 | -43,210 | 16% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 6010 · Reserve Funds | 611,886 | 427,992 | 183,894 | 143% |
| 6020 · Improvement Fund | 300,000 | 300,000 | 0 | 100% |
| 6050 · Community Fund | 1,637,266 | 1,614,279 | 22,987 | 101% |
| Total Other Income | 2,549,152 | 2,342,271 | 206,881 | 109% |
| Other Expense | | | | |
| 7010 · Reserve Repairs & Replacements | 333,000 | 333,000 | 0 | 100% |
| 7020 · Improvement Projects | 314,000 | 300,000 | 14,000 | 105% |
| 7050 · Community Investment Fund | 1,571,279 | 1,574,279 | -3,000 | 100% |
| Total Other Expense | 2,218,279 | 2,207,279 | 11,000 | 100% |
| Net Other Income | 330,873 | 134,992 | 195,881 | 245% |
| Net Income | 339,182 | 186,511 | 152,671 | 182% |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

Accrual Basis

As of December 31, 2019

| | Dec 31, 19 | Dec 31, 18 | \$ Change | % Change |
|---------------------------------------|---------------------|---------------------|-------------------|------------------|
| ASSETS | | | | |
| Current Assets | | | | |
| Checking/Savings | | | | |
| 1010 · MSI Assessment Acct | 502,115.34 | 475,595.87 | 26,519.47 | 5.6% |
| 1015 · MCA Operating Reserve | 1,071.79 | 39,994.41 | -38,922.62 | -97.3% |
| 1020 · MCA Operating Acct | 307,916.66 | 220,333.04 | 87,583.62 | 39.8% |
| 1025 · MCA Events Sweep | 706.09 | 1,000.00 | -293.91 | -29.4% |
| 1050 · MCA Reserve Funds | 705,396.78 | 619,932.77 | 85,464.01 | 13.8% |
| 1070 · MCA Community Fee Fund | 315,122.51 | 247,570.61 | 67,551.90 | 27.3% |
| 1080 · Community Investment Fund | 547.91 | 2,113.09 | -1,565.18 | -74.1% |
| Total Checking/Savings | 1,832,877.08 | 1,606,539.79 | 226,337.29 | 14.1% |
| Accounts Receivable | | | | |
| 1110 · Accounts receivable | 430,342.96 | 382,026.15 | 48,316.81 | 12.7% |
| 1115 · Doubtful accounts allowance | -50,000.00 | -50,000.00 | 0.00 | 0.0% |
| Total Accounts Receivable | 380,342.96 | 332,026.15 | 48,316.81 | 14.6% |
| Other Current Assets | | | | |
| 1299 · Undeposited Funds | 1,000.00 | 1,213.30 | -213.30 | -17.6% |
| 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 | 58,034.59 | -113.30 | -0.2% |
| Total Current Assets | 2,271,141.33 | 1,996,600.53 | 274,540.80 | 13.8% |
| Fixed Assets | | | | |
| 1620 · Pool Facilitiy - operating | 57,086.59 | 41,957.54 | 15,129.05 | 36.1% |
| 1630 · Leasehold improvements | 1,433,451.12 | 1,432,125.55 | 1,325.57 | 0.1% |
| 1640 · Furniture, fixtures, & equip | 345,178.64 | 296,755.31 | 48,423.33 | 16.3% |
| 1650 · Vehicles | 164,091.89 | 125,643.18 | 38,448.71 | 30.6% |
| 1660 · Construction in progress | 12,652.62 | 12,652.62 | 0.00 | 0.0% |
| 1745 · Accum deprec | -252,949.90 | -252,949.90 | 0.00 | 0.0% |
| Total Fixed Assets | 1,759,510.96 | 1,656,184.30 | 103,326.66 | 6.2% |
| TOTAL ASSETS | 4,030,652.29 | 3,652,784.83 | 377,867.46 | 10.3% |
| LIABILITIES & EQUITY | | | | |
| Liabilities | | | | |
| Current Liabilities | | | | |
| Accounts Payable | | | | |
| 2010 · Accounts payable | 404,455.29 | 206,502.53 | 197,952.76 | 95.9% |
| Total Accounts Payable | 404,455.29 | 206,502.53 | 197,952.76 | 95.9% |
| Credit Cards | | | | |
| 2050 · Credit card - Capital One VISA | -89,714.33 | -142.50 | -89,571.83 | -62,857.4% |
| 2052 · First Bank VISA (5586) | 4,923.94 | 4,640.34 | 283.60 | 6.1% |
| Total Credit Cards | -84,790.39 | 4,497.84 | -89,288.23 | -1,985.1% |
| Other Current Liabilities | | | | |
| 2100 · Payroll Liabilities | 5,471.78 | 4,593.33 | 878.45 | 19.1% |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

Accrual Basis

As of December 31, 2019

| | Dec 31, 19 | Dec 31, 18 | \$ Change | % Change |
|--|---------------------|---------------------|-------------------|---------------|
| 2111 · Direct Deposit Liabilities | 2,842.31 | 2,842.31 | 0.00 | 0.0% |
| 2200 · Prepaid Assessments | 124,994.98 | 196,752.35 | -71,757.37 | -36.5% |
| 2250 · Swim Team Fund | 22,773.36 | 22,773.36 | 0.00 | 0.0% |
| 2260 · F10 Stormsewer Reserve Fund | 37,650.00 | 36,750.00 | 900.00 | 2.5% |
| 2410 · Refundable advances | -260.23 | -260.23 | 0.00 | 0.0% |
| Total Other Current Liabilities | 193,472.20 | 263,451.12 | -69,978.92 | -26.6% |
| Total Current Liabilities | 513,137.10 | 474,451.49 | 38,685.61 | 8.2% |
| Total Liabilities | 513,137.10 | 474,451.49 | 38,685.61 | 8.2% |
| Equity | | | | |
| 3001 · Opening Bal Equity | 87,617.39 | 87,617.39 | 0.00 | 0.0% |
| 3010 · Unrestrict (retained earnings) | 1,697,008.95 | 1,164,226.97 | 532,781.98 | 45.8% |
| 3300 · Working Capital Equity | 1,393,707.00 | 1,393,707.00 | 0.00 | 0.0% |
| Net Income | 339,181.85 | 532,781.98 | -193,600.13 | -36.3% |
| Total Equity | 3,517,515.19 | 3,178,333.34 | 339,181.85 | 10.7% |
| TOTAL LIABILITIES & EQUITY | 4,030,652.29 | 3,652,784.83 | 377,867.46 | 10.3% |