

**Stapleton Master Community Association**  
**Statement of Activity**  
**January through March 2020**

Accrual Basis

	<u>Jan - Mar 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4010 · Residential Assessments</b>	1,115,911	1,066,595	49,315	105%
<b>4015 · Commercial Assessments</b>	260,276	248,095	12,181	105%
<b>4020 · PCMD</b>	273,916	343,815	-69,899	80%
<b>4030 · Working Capital</b>	28,400	24,000	4,400	118%
<b>4040 · Collections</b>	10,903	9,450	1,453	115%
<b>4060 · Aquatic Services</b>	60,223	156,300	-96,077	39%
<b>4070 · Event Services</b>	23,127	37,500	-14,373	62%
<b>4080 · Earned Revenue</b>	30,365	24,225	6,140	125%
<b>Total Income</b>	<u>1,803,121</u>	<u>1,909,980</u>	<u>-106,859</u>	<u>94%</u>
<b>Gross Profit</b>	1,803,121	1,909,980	-106,859	94%
<b>Expense</b>				
<b>5010 · Administration &amp; Governance</b>	266,085	252,000	14,085	106%
<b>5015 · MCA Office &amp; Community Rooms</b>	206,936	189,975	16,961	109%
<b>5030 · Assessment Management</b>	43,001	63,600	-20,599	68%
<b>5040 · Professional Services</b>	10,615	29,300	-18,685	36%
<b>5060 · Insurance</b>	43,427	48,000	-4,573	90%
<b>5100 · Programs and Events</b>	111,417	128,175	-16,758	87%
<b>5210 · Park and Open Space</b>	344,925	316,450	28,475	109%
<b>5300 · District Maintenance</b>	274,274	339,315	-65,041	81%
<b>5400 · Aquatics</b>	69,648	23,025	46,623	302%
<b>5500 · Other Expenses</b>	1,324	6,000	-4,676	22%
<b>5900 · Reserve &amp; Improvement Funds</b>	180,000	180,000	0	100%
<b>Total Expense</b>	<u>1,551,651</u>	<u>1,575,840</u>	<u>-24,189</u>	<u>98%</u>
<b>Net Ordinary Income</b>	<u>251,470</u>	<u>334,140</u>	<u>-82,670</u>	<u>75%</u>
<b>Net Income</b>	<u><b>251,470</b></u>	<u><b>334,140</b></u>	<u><b>-82,670</b></u>	<u><b>75%</b></u>

# Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of March 31, 2020

Accrual Basis

	Mar 31, 20	Mar 31, 19	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1010 · MSI Assessment Acct	488,245.05	436,269.11	51,975.94	11.9%
1015 · MCA Operating Reserve	1,012.27	40,056.98	-39,044.71	-97.5%
1020 · MCA Operating Acct	372,365.16	847,150.01	-474,784.85	-56.0%
1025 · MCA Events Sweep	40,435.14	1,000.00	39,435.14	3,943.5%
1050 · MCA Reserve Funds	1,011,478.05	727,166.15	284,311.90	39.1%
1070 · MCA Community Fee Fund	337,526.47	253,789.58	83,736.89	33.0%
1080 · Community Investment Fund	547.91	2,113.09	-1,565.18	-74.1%
<b>Total Checking/Savings</b>	<b>2,251,610.05</b>	<b>2,307,544.92</b>	<b>-55,934.87</b>	<b>-2.4%</b>
<b>Accounts Receivable</b>				
<b>1110 · Accounts receivable</b>				
1110-01 · AR-Homeowners	95,714.25	65,345.15	30,369.10	46.5%
1110-02 · AR-Commercial	15,622.37	6,103.63	9,518.74	156.0%
1110-03 · AR-Declarant	32.02	41,192.01	-41,159.99	-99.9%
1110-04 · AR-Builders	89,572.81	77,893.44	11,679.37	15.0%
1110-05 · AR-PCMD	118,909.73	93,901.63	25,008.10	26.6%
1110-06 · AR-For Rent MR	34,543.96	20,871.24	13,672.72	65.5%
1110-08 · AR-Domestic Water Service	18,435.92	16,541.68	1,894.24	11.5%
1110-09 · AR-Event Sponsorships	42,849.79	36,489.79	6,360.00	17.4%
1110-10 · AR-Aquatics	1,080.85	76,940.19	-75,859.34	-98.6%
1110-11 · AR-MCA Operations	1,390.00	1,390.00	0.00	0.0%
1110 · Accounts receivable - Other	1,297.28	1,297.28	0.00	0.0%
<b>Total 1110 · Accounts receivable</b>	<b>419,448.98</b>	<b>437,966.04</b>	<b>-18,517.06</b>	<b>-4.2%</b>
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
<b>Total Accounts Receivable</b>	<b>369,448.98</b>	<b>387,966.04</b>	<b>-18,517.06</b>	<b>-4.8%</b>
<b>Other Current Assets</b>				
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%
<b>Total Other Current Assets</b>	<b>57,921.29</b>	<b>57,821.29</b>	<b>100.00</b>	<b>0.2%</b>
<b>Total Current Assets</b>	<b>2,678,980.32</b>	<b>2,753,332.25</b>	<b>-74,351.93</b>	<b>-2.7%</b>
<b>Fixed Assets</b>				
1620 · Pool Facility - operating	65,673.09	44,997.60	20,675.49	46.0%
1630 · Leasehold improvements	1,433,451.12	1,433,026.12	425.00	0.0%
1640 · Furniture, fixtures, & equip	367,444.68	341,835.89	25,608.79	7.5%
1650 · Vehicles	164,091.89	126,680.35	37,411.54	29.5%
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%
<b>Total Fixed Assets</b>	<b>1,790,363.50</b>	<b>1,706,242.68</b>	<b>84,120.82</b>	<b>4.9%</b>
<b>TOTAL ASSETS</b>	<b>4,469,343.82</b>	<b>4,459,574.93</b>	<b>9,768.89</b>	<b>0.2%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts payable	324,193.20	541,476.19	-217,282.99	-40.1%
<b>Total Accounts Payable</b>	<b>324,193.20</b>	<b>541,476.19</b>	<b>-217,282.99</b>	<b>-40.1%</b>

## Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of March 31, 2020

Accrual Basis

	Mar 31, 20	Mar 31, 19	\$ Change	% Change
<b>Credit Cards</b>				
2050 · Credit card - Capital One VISA	-25,465.76	1,089.12	-26,554.88	-2,438.2%
2052 · First Bank VISA (5586)	4,763.90	12,717.92	-7,954.02	-62.5%
<b>Total Credit Cards</b>	-20,701.86	13,807.04	-34,508.90	-249.9%
<b>Other Current Liabilities</b>				
2100 · Payroll Liabilities	3,891.78	5,529.12	-1,637.34	-29.6%
2111 · Direct Deposit Liabilities	2,842.31	2,842.31	0.00	0.0%
2200 · Prepaid Assessments	259,879.91	245,075.45	14,804.46	6.0%
2250 · Swim Team Fund	22,773.36	22,773.36	0.00	0.0%
2260 · F10 Stormsewer Reserve Fund	37,875.00	36,975.00	900.00	2.4%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
<b>Total Other Current Liabilities</b>	327,002.13	312,935.01	14,067.12	4.5%
<b>Total Current Liabilities</b>	630,493.47	868,218.24	-237,724.77	-27.4%
<b>Total Liabilities</b>	630,493.47	868,218.24	-237,724.77	-27.4%
<b>Equity</b>				
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00	0.0%
3010 · Unrestrict (retained earnings)	1,952,364.99	1,708,802.78	243,562.21	14.3%
3300 · Working Capital Equity	1,393,707.00	1,393,707.00	0.00	0.0%
Net Income	405,160.97	401,229.52	3,931.45	1.0%
<b>Total Equity</b>	3,838,850.35	3,591,356.69	247,493.66	6.9%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,469,343.82</b>	<b>4,459,574.93</b>	<b>9,768.89</b>	<b>0.2%</b>