

Stapleton Master Community Association
Statement of Activity
January through April 2018

Accrual Basis

| | Jan - Apr 18 | Budget | \$ Over Budget | % of Budget |
|---------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4010 · Residential Assessments | 1,268,252 | 1,234,960 | 33,292 | 103% |
| 4015 · Commercial Assessments | 365,743 | 360,368 | 5,375 | 101% |
| 4020 · PCMD | 361,938 | 391,771 | -29,833 | 92% |
| 4030 · Working Capital | 47,200 | 32,000 | 15,200 | 148% |
| 4040 · Collections | 11,472 | 8,400 | 3,072 | 137% |
| 4060 · Aquatic Services | 232,897 | 197,000 | 35,897 | 118% |
| 4070 · Programming | 69,521 | 56,000 | 13,521 | 124% |
| 4080 · Facility Rental | 36,926 | 19,100 | 17,826 | 193% |
| 4085 · Special Services | 9,826 | 10,000 | -174 | 98% |
| 4090 · Other Income | 2,701 | | | |
| 4095 · Retail Sales | 356 | 0 | 356 | 100% |
| Total Income | <u>2,406,833</u> | <u>2,309,599</u> | <u>97,234</u> | <u>104%</u> |
| Gross Profit | 2,406,833 | 2,309,599 | 97,234 | 104% |
| Expense | | | | |
| 5010 · Administration & Governance | 305,705 | 309,080 | -3,375 | 99% |
| 5015 · MCA Office & Community Rooms | 202,554 | 203,420 | -866 | 100% |
| 5030 · Assessment Management | 62,836 | 79,000 | -16,164 | 80% |
| 5040 · Professional Services | 16,342 | 23,000 | -6,658 | 71% |
| 5060 · Insurance | 88,681 | 87,908 | 773 | 101% |
| 5100 · Community Programming | 152,631 | 86,704 | 65,927 | 176% |
| 5210 · Park Maintenance | 244,826 | 290,532 | -45,706 | 84% |
| 5220 · Park Utilities | 45,433 | 53,750 | -8,317 | 85% |
| 5240 · MCA Facility Maintenance | 5,686 | | | |
| 5300 · District Maintenance | 332,231 | 373,396 | -41,165 | 89% |
| 5320 · District Utilities | 27,698 | 12,375 | 15,323 | 224% |
| 5400 · Aquatic Programming | 28,259 | 35,500 | -7,241 | 80% |
| 5450 · Aquatic Facilities | 45,192 | 42,422 | 2,770 | 107% |
| 5500 · Other Expenses | 4,464 | 8,000 | -3,536 | 56% |
| 5900 · Fund Transfers | 228,000 | 264,000 | -36,000 | 86% |
| Total Expense | <u>1,790,539</u> | <u>1,869,087</u> | <u>-78,548</u> | <u>96%</u> |
| Net Ordinary Income | 616,294 | 440,512 | 175,782 | 140% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 6010 · Reserve Funds | 157,730 | 159,332 | -1,602 | 99% |
| 6020 · Improvement Fund | 72,000 | 88,000 | -16,000 | 82% |
| 6050 · Community Fund | 28,094 | 12,500 | 15,594 | 225% |
| Total Other Income | <u>257,824</u> | <u>259,832</u> | <u>-2,008</u> | <u>99%</u> |
| Other Expense | | | | |
| 7010 · Reserve Repairs & Replacements | 51,102 | 330,000 | -278,898 | 15% |
| 7020 · Improvement Projects | 178,793 | 240,000 | -61,207 | 74% |
| 7050 · Community Fund Projects | 9,000 | 85,000 | -76,000 | 11% |
| 7060 · Capital Expenditures | 1,001 | | | |
| Total Other Expense | <u>239,896</u> | <u>655,000</u> | <u>-415,104</u> | <u>37%</u> |
| Net Other Income | 17,929 | -395,168 | 413,097 | -5% |
| Net Income | <u><u>634,223</u></u> | <u><u>45,344</u></u> | <u><u>588,879</u></u> | <u><u>1,399%</u></u> |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of April 30, 2018

Accrual Basis

| | Apr 30, 18 | Apr 30, 17 | \$ Change | % Change |
|---|---------------------|---------------------|-------------------|---------------|
| ASSETS | | | | |
| Current Assets | | | | |
| Checking/Savings | | | | |
| 1010 · MSI Assessment Acct | 371,699.41 | 312,737.64 | 58,961.77 | 18.9% |
| 1015 · MCA Operating Reserve | 20,439.77 | 120,483.81 | -100,044.04 | -83.0% |
| 1020 · MCA Operating Acct | 699,400.52 | 386,217.69 | 313,182.83 | 81.1% |
| 1050 · MCA Reserve Funds | 903,985.14 | 744,112.02 | 159,873.12 | 21.5% |
| 1070 · MCA Community Fee Fund | 199,301.52 | 162,109.85 | 37,191.67 | 22.9% |
| Total Checking/Savings | 2,194,826.36 | 1,725,661.01 | 469,165.35 | 27.2% |
| Accounts Receivable | | | | |
| 1110 · Accounts receivable | | | | |
| 1110-01 · AR-Homeowners | 71,283.26 | 61,589.31 | 9,693.95 | 15.7% |
| 1110-02 · AR-Commercial | 12,907.52 | 5,802.05 | 7,105.47 | 122.5% |
| 1110-03 · AR-Declarant | 48,331.10 | -65.83 | 48,396.93 | 73,518.1% |
| 1110-04 · AR-Builders | 96,413.62 | 37,355.89 | 59,057.73 | 158.1% |
| 1110-05 · AR-PCMD | 224,523.34 | 136,809.07 | 87,714.27 | 64.1% |
| 1110-06 · AR-For Rent MR | 57,900.00 | 11,423.69 | 46,476.31 | 406.8% |
| 1110-08 · AR-Domestic Water Service | 13,073.40 | 13,669.22 | -595.82 | -4.4% |
| 1110-09 · AR-Event Sponsorships | 22,689.79 | 33,439.79 | -10,750.00 | -32.2% |
| 1110-10 · AR-Aquatics | 33,436.48 | 16,515.24 | 16,921.24 | 102.5% |
| 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 | 583,401.27 | 318,045.71 | 265,355.56 | 83.4% |
| 1115 · Doubtful accounts allowance | -50,000.00 | -50,000.00 | 0.00 | 0.0% |
| Total Accounts Receivable | 533,401.27 | 268,045.71 | 265,355.56 | 99.0% |
| Other Current Assets | | | | |
| 1299 · Undeposited Funds | 1,000.00 | 6,000.00 | -5,000.00 | -83.3% |
| 1300 · Payroll Service Customer Asset | -2,310.64 | -2,050.76 | -259.88 | -12.7% |
| 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 | 3,017.00 | 2,827.00 | 190.00 | 6.7% |
| 1550 · Training Equipment - Aquatics | 3,890.59 | 3,890.59 | 0.00 | 0.0% |
| Total Other Current Assets | 47,144.29 | 52,214.17 | -5,069.88 | -9.7% |
| Total Current Assets | 2,775,371.92 | 2,045,920.89 | 729,451.03 | 35.7% |
| Fixed Assets | | | | |
| 1620 · Pool Facility - operating | 41,957.54 | 41,957.54 | 0.00 | 0.0% |
| 1630 · Leasehold improvements | 923,804.55 | 929,952.55 | -6,148.00 | -0.7% |
| 1640 · Furniture, fixtures, & equip | 294,049.95 | 290,752.60 | 3,297.35 | 1.1% |
| 1650 · Vehicles | 125,643.18 | 91,424.04 | 34,219.14 | 37.4% |
| 1660 · Construction in progress | 0.12 | 0.12 | 0.00 | 0.0% |
| 1745 · Accum deprec | | | | |
| 1735 · Accum amort - leasehold improve | 68,220.10 | 68,220.10 | 0.00 | 0.0% |
| 1745 · Accum deprec - Other | -321,170.00 | -321,170.00 | 0.00 | 0.0% |
| Total 1745 · Accum deprec | -252,949.90 | -252,949.90 | 0.00 | 0.0% |
| Total Fixed Assets | 1,132,505.44 | 1,101,136.95 | 31,368.49 | 2.9% |
| TOTAL ASSETS | 3,907,877.36 | 3,147,057.84 | 760,819.52 | 24.2% |
| LIABILITIES & EQUITY | | | | |
| Liabilities | | | | |
| Current Liabilities | | | | |
| Accounts Payable | | | | |
| 2010 · Accounts payable | 349,111.35 | 78,330.52 | 270,780.83 | 345.7% |
| Total Accounts Payable | 349,111.35 | 78,330.52 | 270,780.83 | 345.7% |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of April 30, 2018

Accrual Basis

| | Apr 30, 18 | Apr 30, 17 | \$ Change | % Change |
|--|---------------------|---------------------|-------------------|--------------|
| Credit Cards | | | | |
| 2050 · Credit card - Capital One VISA | -27.37 | 1,515.42 | -1,542.79 | -101.8% |
| 2052 · First Bank VISA (5586) | 6,437.56 | 0.00 | 6,437.56 | 100.0% |
| Total Credit Cards | 6,410.19 | 1,515.42 | 4,894.77 | 323.0% |
| Other Current Liabilities | | | | |
| 2100 · Payroll Liabilities | 4,504.85 | 3,640.94 | 863.91 | 23.7% |
| 2111 · Direct Deposit Liabilities | 1,990.37 | 1,778.22 | 212.15 | 11.9% |
| 2200 · Prepaid Assessments | 220,419.01 | 197,824.26 | 22,594.75 | 11.4% |
| 2250 · Swim Team Fund | 11,653.68 | 5,414.75 | 6,238.93 | 115.2% |
| 2260 · F10 Stormsewer Reserve Fund | 36,150.00 | 36,000.00 | 150.00 | 0.4% |
| 2410 · Refundable advances | -260.23 | -260.23 | 0.00 | 0.0% |
| Total Other Current Liabilities | 274,457.68 | 244,397.94 | 30,059.74 | 12.3% |
| Total Current Liabilities | 629,979.22 | 324,243.88 | 305,735.34 | 94.3% |
| Total Liabilities | 629,979.22 | 324,243.88 | 305,735.34 | 94.3% |
| Equity | | | | |
| 3001 · Opening Bal Equity | 85,504.30 | 85,504.30 | 0.00 | 0.0% |
| 3010 · Unrestrict (retained earnings) | 1,164,464.34 | 841,819.07 | 322,645.27 | 38.3% |
| 3300 · Working Capital Equity | 1,393,707.00 | 1,393,707.00 | 0.00 | 0.0% |
| Net Income | 634,222.50 | 501,783.59 | 132,438.91 | 26.4% |
| Total Equity | 3,277,898.14 | 2,822,813.96 | 455,084.18 | 16.1% |
| TOTAL LIABILITIES & EQUITY | 3,907,877.36 | 3,147,057.84 | 760,819.52 | 24.2% |