

Stapleton Master Community Association
Statement of Activity
January through June 2018

Accrual Basis

| | Jan - Jun 18 | Budget | \$ Over Budget | % of Budget |
|---------------------------------------|------------------|------------------|-----------------|-------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4010 · Residential Assessments | 1,919,440 | 1,862,760 | 56,680 | 103% |
| 4015 · Commercial Assessments | 589,309 | 590,552 | -1,243 | 100% |
| 4020 · PCMD | 673,242 | 605,269 | 67,973 | 111% |
| 4030 · Working Capital | 77,600 | 48,000 | 29,600 | 162% |
| 4040 · Collections | 15,638 | 12,600 | 3,038 | 124% |
| 4060 · Aquatic Services | 583,367 | 497,000 | 86,367 | 117% |
| 4070 · Programming | 101,174 | 94,000 | 7,174 | 108% |
| 4080 · Facility Rental | 74,629 | 56,900 | 17,729 | 131% |
| 4085 · Special Services | 18,138 | 16,400 | 1,738 | 111% |
| 4090 · Other Income | 7,879 | | | |
| 4095 · Retail Sales | 28,162 | 8,000 | 20,162 | 352% |
| Total Income | 4,088,579 | 3,791,481 | 297,098 | 108% |
| Gross Profit | 4,088,579 | 3,791,481 | 297,098 | 108% |
| Expense | | | | |
| 5010 · Administration & Governance | 465,061 | 463,620 | 1,441 | 100% |
| 5015 · MCA Office & Community Rooms | 301,792 | 305,130 | -3,338 | 99% |
| 5030 · Assessment Management | 87,782 | 113,000 | -25,218 | 78% |
| 5040 · Professional Services | 32,010 | 30,000 | 2,010 | 107% |
| 5060 · Insurance | 106,368 | 118,610 | -12,242 | 90% |
| 5100 · Community Programming | 216,634 | 198,406 | 18,228 | 109% |
| 5210 · Park Maintenance | 460,056 | 537,048 | -76,992 | 86% |
| 5220 · Park Utilities | 179,009 | 132,250 | 46,759 | 135% |
| 5240 · MCA Facility Maintenance | 19,189 | | | |
| 5300 · District Maintenance | 569,239 | 544,119 | 25,120 | 105% |
| 5320 · District Utilities | 101,376 | 52,150 | 49,226 | 194% |
| 5400 · Aquatic Programming | 308,839 | 341,350 | -32,511 | 90% |
| 5450 · Aquatic Facilities | 134,807 | 200,686 | -65,879 | 67% |
| 5500 · Other Expenses | 8,116 | 12,000 | -3,884 | 68% |
| 5900 · Fund Transfers | 396,000 | 396,000 | 0 | 100% |
| Total Expense | 3,386,276 | 3,444,369 | -58,093 | 98% |
| Net Ordinary Income | 702,303 | 347,112 | 355,191 | 202% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 6010 · Reserve Funds | 267,502 | 238,998 | 28,504 | 112% |
| 6020 · Improvement Fund | 132,000 | 132,000 | 0 | 100% |
| 6050 · Community Fund | 41,235 | 25,000 | 16,235 | 165% |
| Total Other Income | 440,737 | 395,998 | 44,739 | 111% |
| Other Expense | | | | |
| 7010 · Reserve Repairs & Replacements | 95,826 | 330,000 | -234,174 | 29% |
| 7020 · Improvement Projects | 193,626 | 240,000 | -46,374 | 81% |
| 7050 · Community Fund Projects | 9,000 | 85,000 | -76,000 | 11% |
| 7060 · Capital Expenditures | 1,001 | | | |
| Total Other Expense | 299,454 | 655,000 | -355,546 | 46% |
| Net Other Income | 141,283 | -259,002 | 400,285 | -55% |
| Net Income | 843,586 | 88,110 | 755,476 | 957% |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of June 30, 2018

Accrual Basis

| | Jun 30, 18 | Jun 30, 17 | \$ Change | % Change |
|-----------------------------------------|---------------------|---------------------|-------------------|--------------|
| ASSETS | | | | |
| Current Assets | | | | |
| Checking/Savings | | | | |
| 1010 · MSI Assessment Acct | 494,443.15 | 300,027.94 | 194,415.21 | 64.8% |
| 1015 · MCA Operating Reserve | 20,452.94 | 120,499.64 | -100,046.70 | -83.0% |
| 1020 · MCA Operating Acct | 1,048,942.99 | 378,060.87 | 670,882.12 | 177.5% |
| 1025 · MCA Events Sweep | 21,338.29 | 0.00 | 21,338.29 | 100.0% |
| 1050 · MCA Reserve Funds | 875,957.30 | 820,359.75 | 55,597.55 | 6.8% |
| 1070 · MCA Community Fee Fund | 199,629.27 | 162,132.24 | 37,497.03 | 23.1% |
| Total Checking/Savings | 2,660,763.94 | 1,781,080.44 | 879,683.50 | 49.4% |
| Accounts Receivable | | | | |
| 1110 · Accounts receivable | | | | |
| 1110-01 · AR-Homeowners | 66,863.38 | 60,504.54 | 6,358.84 | 10.5% |
| 1110-02 · AR-Commercial | 13,560.62 | 5,749.36 | 7,811.26 | 135.9% |
| 1110-03 · AR-Declarant | 32.02 | 66,173.31 | -66,141.29 | -100.0% |
| 1110-04 · AR-Builders | 62,915.72 | 99,769.18 | -36,853.46 | -36.9% |
| 1110-05 · AR-PCMD | 140,176.97 | 95,658.29 | 44,518.68 | 46.5% |
| 1110-06 · AR-For Rent MR | 28,572.00 | 14,640.00 | 13,932.00 | 95.2% |
| 1110-08 · AR-Domestic Water Service | 16,549.57 | 14,043.90 | 2,505.67 | 17.8% |
| 1110-09 · AR-Event Sponsorships | 22,981.79 | 33,939.79 | -10,958.00 | -32.3% |
| 1110-10 · AR-Aquatics | 73,827.02 | 73,893.96 | -66.94 | -0.1% |
| 1110-11 · AR-MCA Operations | 1,390.00 | 885.48 | 504.52 | 57.0% |
| 1110 · Accounts receivable - Other | 1,297.28 | 1,297.28 | 0.00 | 0.0% |
| Total 1110 · Accounts receivable | 428,166.37 | 466,555.09 | -38,388.72 | -8.2% |
| 1115 · Doubtful accounts allowance | -50,000.00 | -50,000.00 | 0.00 | 0.0% |
| Total Accounts Receivable | 378,166.37 | 416,555.09 | -38,388.72 | -9.2% |
| Other Current Assets | | | | |
| 1299 · Undeposited Funds | 1,380.00 | 1,115.67 | 264.33 | 23.7% |
| 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 | 47,524.29 | 47,329.84 | 194.45 | 0.4% |
| Total Current Assets | 3,086,454.60 | 2,244,965.37 | 841,489.23 | 37.5% |
| Fixed Assets | | | | |
| 1620 · Pool Facility - operating | 41,957.54 | 41,957.54 | 0.00 | 0.0% |
| 1630 · Leasehold improvements | 923,804.55 | 923,804.55 | 0.00 | 0.0% |
| 1640 · Furniture, fixtures, & equip | 294,252.11 | 293,786.71 | 465.40 | 0.2% |
| 1650 · Vehicles | 125,643.18 | 91,424.04 | 34,219.14 | 37.4% |
| 1660 · Construction in progress | 7,625.12 | 0.12 | 7,625.00 | 6,354,166.7% |
| 1745 · Accum deprec | -252,949.90 | -252,949.90 | 0.00 | 0.0% |
| Total Fixed Assets | 1,140,332.60 | 1,098,023.06 | 42,309.54 | 3.9% |
| TOTAL ASSETS | 4,226,787.20 | 3,342,988.43 | 883,798.77 | 26.4% |
| LIABILITIES & EQUITY | | | | |
| Liabilities | | | | |
| Current Liabilities | | | | |
| Accounts Payable | | | | |
| 2010 · Accounts payable | 474,593.27 | 301,424.36 | 173,168.91 | 57.5% |
| Total Accounts Payable | 474,593.27 | 301,424.36 | 173,168.91 | 57.5% |

Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of June 30, 2018

Accrual Basis

| | Jun 30, 18 | Jun 30, 17 | \$ Change | % Change |
|----------------------------------------|---------------------|---------------------|-------------------|--------------|
| Credit Cards | | | | |
| 2050 · Credit card - Capital One VISA | -8,508.08 | 2,648.84 | -11,156.92 | -421.2% |
| Total Credit Cards | -8,508.08 | 2,648.84 | -11,156.92 | -421.2% |
| Other Current Liabilities | | | | |
| 2100 · Payroll Liabilities | 4,824.86 | 3,755.02 | 1,069.84 | 28.5% |
| 2111 · Direct Deposit Liabilities | 2,842.31 | 1,917.37 | 924.94 | 48.2% |
| 2200 · Prepaid Assessments | 217,419.60 | 179,442.38 | 37,977.22 | 21.2% |
| 2250 · Swim Team Fund | 12,313.54 | 7,877.75 | 4,435.79 | 56.3% |
| 2260 · F10 Stormsewer Reserve Fund | 36,300.00 | 36,000.00 | 300.00 | 0.8% |
| 2410 · Refundable advances | -260.23 | -260.23 | 0.00 | 0.0% |
| Total Other Current Liabilities | 273,440.08 | 228,732.29 | 44,707.79 | 19.6% |
| Total Current Liabilities | 739,525.27 | 532,805.49 | 206,719.78 | 38.8% |
| Total Liabilities | 739,525.27 | 532,805.49 | 206,719.78 | 38.8% |
| 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 | 843,586.29 | 489,152.57 | 354,433.72 | 72.5% |
| Total Equity | 3,487,261.93 | 2,810,182.94 | 677,078.99 | 24.1% |
| TOTAL LIABILITIES & EQUITY | 4,226,787.20 | 3,342,988.43 | 883,798.77 | 26.4% |