

**Stapleton Master Community Association**  
**Statement of Activity**  
January through September 2018

Accrual Basis

	Jan - Sep 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4010 · Residential Assessments	2,917,127	2,817,360	99,767	104%
4015 · Commercial Assessments	840,927	870,828	-29,901	97%
4020 · PCMD	1,115,216	1,033,191	82,025	108%
4030 · Working Capital	117,800	72,000	45,800	164%
4040 · Collections	26,967	18,900	8,067	143%
4060 · Aquatic Services	754,039	666,000	88,039	113%
4070 · Programming	140,960	158,500	-17,540	89%
4080 · Facility Rental	96,145	78,600	17,545	122%
4085 · Special Services	31,351	29,800	1,551	105%
4090 · Other Income	49,644			
4095 · Retail Sales	61,139	24,000	37,139	255%
<b>Total Income</b>	<u>6,151,313</u>	<u>5,769,179</u>	<u>382,134</u>	<u>107%</u>
<b>Gross Profit</b>	6,151,313	5,769,179	382,134	107%
<b>Expense</b>				
5010 · Administration & Governance	678,222	695,430	-17,208	98%
5015 · MCA Office & Community Rooms	490,697	457,695	33,002	107%
5030 · Assessment Management	125,498	164,000	-38,502	77%
5040 · Professional Services	69,110	57,000	12,110	121%
5060 · Insurance	153,237	164,645	-11,408	93%
5100 · Community Programming	441,309	471,709	-30,400	94%
5210 · Park Maintenance	634,607	737,572	-102,965	86%
5220 · Park Utilities	243,924	309,600	-65,676	79%
5240 · MCA Facility Maintenance	57,728			
5300 · District Maintenance	800,560	776,241	24,319	103%
5320 · District Utilities	296,641	243,450	53,191	122%
5400 · Aquatic Programming	840,496	797,350	43,146	105%
5409 · Aquatic Facilities	428,916	414,232	14,684	104%
5500 · Other Expenses	11,669	18,000	-6,331	65%
5900 · Reserve & Improvement Funds	594,000	594,000	0	100%
<b>Total Expense</b>	<u>5,866,615</u>	<u>5,900,924</u>	<u>-34,309</u>	<u>99%</u>
<b>Net Ordinary Income</b>	284,698	-131,745	416,443	-216%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
6010 · Reserve Funds	401,285	358,497	42,788	112%
6020 · Improvement Fund	198,000	198,000	0	100%
6050 · Community Fund	66,119	37,500	28,619	176%
<b>Total Other Income</b>	<u>665,404</u>	<u>593,997</u>	<u>71,407</u>	<u>112%</u>
<b>Other Expense</b>				
7010 · Reserve Repairs & Replacements	143,586	330,000	-186,414	44%
7020 · Improvement Projects	290,570	240,000	50,570	121%
7050 · Community Fee Fund	9,000	85,000	-76,000	11%
7060 · Capital Expenditures	1,001			
<b>Total Other Expense</b>	<u>444,157</u>	<u>655,000</u>	<u>-210,843</u>	<u>68%</u>
<b>Net Other Income</b>	<u>221,247</u>	<u>-61,003</u>	<u>282,250</u>	<u>-363%</u>
<b>Net Income</b>	<u><u>505,946</u></u>	<u><u>-192,748</u></u>	<u><u>698,694</u></u>	<u><u>-262%</u></u>

**Stapleton Master Community Association**  
**Balance Sheet Prev Year Comparison**  
**As of September 30, 2018**

Accrual Basis

	Sep 30, 18	Sep 30, 17	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1010 · MSI Assessment Acct	462,631.15	303,629.85	159,001.30	52.4%
1015 · MCA Operating Reserve	39,947.32	533.59	39,413.73	7,386.5%
1020 · MCA Operating Acct	525,614.21	209,851.03	315,763.18	150.5%
1025 · MCA Events Sweep	1,000.00	0.00	1,000.00	100.0%
1050 · MCA Reserve Funds	773,861.85	871,767.74	-97,905.89	-11.2%
1070 · MCA Community Fee Fund	237,326.80	176,670.15	60,656.65	34.3%
1080 · Community Investment Fund	2,113.09	0.00	2,113.09	100.0%
<b>Total Checking/Savings</b>	<b>2,042,494.42</b>	<b>1,562,452.36</b>	<b>480,042.06</b>	<b>30.7%</b>
<b>Accounts Receivable</b>				
<b>1110 · Accounts receivable</b>				
1110-01 · AR-Homeowners	67,768.89	61,431.25	6,337.64	10.3%
1110-02 · AR-Commercial	8,549.02	8,128.07	420.95	5.2%
1110-03 · AR-Declarant	32.02	60,577.90	-60,545.88	-100.0%
1110-04 · AR-Builders	30,939.72	120,761.06	-89,821.34	-74.4%
1110-05 · AR-PCMD	154,002.53	155,132.24	-1,129.71	-0.7%
1110-06 · AR-For Rent MR	26,093.27	14,640.00	11,453.27	78.2%
1110-08 · AR-Domestic Water Service	17,758.12	15,971.65	1,786.47	11.2%
1110-09 · AR-Event Sponsorships	16,939.79	24,689.79	-7,750.00	-31.4%
1110-10 · AR-Aquatics	4,458.41	11,586.79	-7,128.38	-61.5%
1110-11 · AR-MCA Operations	18,970.00	2,550.10	16,419.90	643.9%
1110 · Accounts receivable - Other	1,297.28	1,297.28	0.00	0.0%
<b>Total 1110 · Accounts receivable</b>	<b>346,809.05</b>	<b>476,766.13</b>	<b>-129,957.08</b>	<b>-27.3%</b>
1115 · Doubtful accounts allowance	-50,000.00	-50,000.00	0.00	0.0%
<b>Total Accounts Receivable</b>	<b>296,809.05</b>	<b>426,766.13</b>	<b>-129,957.08</b>	<b>-30.5%</b>
<b>Other Current Assets</b>				
1299 · Undeposited Funds	1,000.00	1,476.55	-476.55	-32.3%
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	39,017.66	28,340.66	10,677.00	37.7%
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%
<b>Total Other Current Assets</b>	<b>57,821.29</b>	<b>47,690.72</b>	<b>10,130.57</b>	<b>21.2%</b>
<b>Total Current Assets</b>	<b>2,397,124.76</b>	<b>2,036,909.21</b>	<b>360,215.55</b>	<b>17.7%</b>
<b>Fixed Assets</b>				
1620 · Pool Facility - operating	41,957.54	41,957.54	0.00	0.0%
1630 · Leasehold improvements	1,044,785.80	923,804.55	120,981.25	13.1%
1640 · Furniture, fixtures, & equip	294,252.11	294,049.95	202.16	0.1%
1650 · Vehicles	125,643.18	91,424.04	34,219.14	37.4%
1660 · Construction in progress	11,152.62	0.12	11,152.50	9,293,750.0%
1745 · Accum deprec	-252,949.90	-252,949.90	0.00	0.0%
<b>Total Fixed Assets</b>	<b>1,264,841.35</b>	<b>1,098,286.30</b>	<b>166,555.05</b>	<b>15.2%</b>
<b>TOTAL ASSETS</b>	<b>3,661,966.11</b>	<b>3,135,195.51</b>	<b>526,770.60</b>	<b>16.8%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts payable	251,704.40	597,914.70	-346,210.30	-57.9%
<b>Total Accounts Payable</b>	<b>251,704.40</b>	<b>597,914.70</b>	<b>-346,210.30</b>	<b>-57.9%</b>

## Stapleton Master Community Association Balance Sheet Prev Year Comparison

As of September 30, 2018

Accrual Basis

	Sep 30, 18	Sep 30, 17	\$ Change	% Change
<b>Credit Cards</b>				
2050 · Credit card - Capital One VISA	-17,725.92	8.81	-17,734.73	-201,302.3%
2052 · First Bank VISA (5586)	18,690.84	0.00	18,690.84	100.0%
<b>Total Credit Cards</b>	964.92	8.81	956.11	10,852.6%
<b>Other Current Liabilities</b>				
2100 · Payroll Liabilities	6,290.88	4,049.20	2,241.68	55.4%
2111 · Direct Deposit Liabilities	2,842.31	1,990.37	851.94	42.8%
2200 · Prepaid Assessments	189,634.54	146,923.68	42,710.86	29.1%
2250 · Swim Team Fund	22,773.36	11,578.68	11,194.68	96.7%
2260 · F10 Stormsewer Reserve Fund	36,525.00	36,000.00	525.00	1.5%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
<b>Total Other Current Liabilities</b>	257,805.86	200,281.70	57,524.16	28.7%
<b>Total Current Liabilities</b>	510,475.18	798,205.21	-287,730.03	-36.1%
<b>Total Liabilities</b>	510,475.18	798,205.21	-287,730.03	-36.1%
<b>Equity</b>				
3001 · Opening Bal Equity	87,617.39	85,504.30	2,113.09	2.5%
3010 · Unrestrict (retained earnings)	1,164,220.83	841,575.56	322,645.27	38.3%
3300 · Working Capital Equity	1,393,707.00	1,393,707.00	0.00	0.0%
Net Income	505,945.71	16,203.44	489,742.27	3,022.5%
<b>Total Equity</b>	3,151,490.93	2,336,990.30	814,500.63	34.9%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,661,966.11</b>	<b>3,135,195.51</b>	<b>526,770.60</b>	<b>16.8%</b>