

Southpark Homeowners Association Number 2
Balance Sheet Comparison - Fund
As Of 5/31/2015

	<u>Balance</u> <u>5/31/2015</u>	<u>Balance</u> <u>4/30/2015</u>	<u>Change</u>
Assets			
Cash & Investments - Operating Fund			
1050 - Checking - CBB - Clubhouse	\$7,428.10	\$7,152.90	\$275.20
1051 - Checking - CBB - Water	\$4,528.19	\$4,528.00	\$0.19
1060 - Checking - Union Bank	\$66,835.26	\$66,520.69	\$314.57
<u>Cash & Investments - Operating Fund Total</u>	<u>\$78,791.55</u>	<u>\$78,201.59</u>	<u>\$589.96</u>
Cash & Investments - Reserve Fund			
1310 - Money Market - RBC Wealth	\$134,491.18	\$69,071.99	\$65,419.19
1330.03 - CD-Bank of China 10/8/15	\$50,000.00	\$50,000.00	\$0.00
1330.04 - CD-GE Bank 12/30/15	\$40,000.00	\$40,000.00	\$0.00
1330.05 - CD-GE Cap Bank 4/11/16	\$50,000.00	\$50,000.00	\$0.00
1330.06 - CD-JP Morgan Chase 6/29/16	\$60,000.00	\$60,000.00	\$0.00
1330.07 - CD-SallieMae 10/11/16	\$50,000.00	\$50,000.00	\$0.00
1330.10 - FHL NQ Mortgage 1/15/42	\$11,020.68	\$11,391.12	(\$370.44)
1330.11 - Fed Nat Mortgage 7/25/43	\$15,595.08	\$15,945.96	(\$350.88)
1330.12 - GNMA Trust 2/16/44	\$12,335.47	\$12,842.94	(\$507.47)
1330.13 - FHL Mortgage 10/15/44	\$2,281.50	\$6,238.01	(\$3,956.51)
1330.14 - FNM Mortgage 11/25/44	\$0.00	\$1,578.86	(\$1,578.86)
1330.15 - Santander BK 5/26/15	\$0.00	\$125,000.00	(\$125,000.00)
1330.16 - Union Bank 12/27/16	\$50,000.00	\$50,000.00	\$0.00
1330.17 - Freddie Mac 7/15/42	\$17,000.00	\$17,000.00	\$0.00
1330.18 - Fannie Mae 7/25/42	\$20,000.00	\$20,000.00	\$0.00
1330.19 - CD-Ally Bank 5/1/17	\$50,000.00	\$50,000.00	\$0.00
1330.20 - GNR 4/16/45	\$23,916.00	\$24,812.50	(\$896.50)
1330.21 - Fed Nat Mtg- 3/25/43	\$23,836.99	\$24,622.46	(\$785.47)
1330.22 - CD-Wells Fargo 11/20/28	\$55,000.00	\$0.00	\$55,000.00
1330.23 - FNMA Trust 6/25/45	\$25,000.00	\$0.00	\$25,000.00
<u>Cash & Investments - Reserve Fund Total</u>	<u>\$690,476.90</u>	<u>\$678,503.84</u>	<u>\$11,973.06</u>
Accounts Receivable			
1400 - Accts. Rec. - Accounts Receivable	\$7,924.36	\$6,950.93	\$973.43
<u>Accounts Receivable Total</u>	<u>\$7,924.36</u>	<u>\$6,950.93</u>	<u>\$973.43</u>
Current Assets - Reserve Fund			

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	Balance 5/31/2015	Balance 4/30/2015	Change
1522 - Accrued Interest Receivable	\$1,621.88	\$1,621.88	\$0.00
1523 - Market Value Adjustment	\$3,631.01	\$3,631.01	\$0.00
1560 - Due From Operating	\$62,092.56	\$70,415.32	(\$8,322.76)
<u>Current Assets - Reserve Fund Total</u>	\$67,345.45	\$75,668.21	(\$8,322.76)
Current Assets - Operating Fund			
1720 - Prepaid Insurance	\$1,902.00	\$1,902.00	\$0.00
<u>Current Assets - Operating Fund Total</u>	\$1,902.00	\$1,902.00	\$0.00
Assets Total	\$846,440.26	\$841,226.57	\$5,213.69
Liabilities and Equity			
Current Liabilities - Operating Fund			
2000 - Operating Accounts Payable	\$21,265.56	\$14,721.44	\$6,544.12
2010 - Accrued Expenses	\$13,425.70	\$10,492.14	\$2,933.56
2200 - Prepaid Assessments	\$38,105.18	\$41,693.18	(\$3,588.00)
2660 - Due to Reserve	\$62,092.56	\$70,415.32	(\$8,322.76)
2701 - Processing Suspense	\$360.00	\$345.00	\$15.00
2707 - NSF Fee Suspense	\$20.00	\$0.00	\$20.00
<u>Current Liabilities - Operating Fund Total</u>	\$135,269.00	\$137,667.08	(\$2,398.08)
Current Liabilities - Reserve Fund			
2001 - Reserve Accounts Payable	\$34,368.47	\$705.00	\$33,663.47
<u>Current Liabilities - Reserve Fund Total</u>	\$34,368.47	\$705.00	\$33,663.47
Long-Term Liabilities-Reserve			
2100.01 - Deferred Revenue-Comcast	\$71,240.00	\$71,240.00	\$0.00
<u>Long-Term Liabilities-Reserve Total</u>	\$71,240.00	\$71,240.00	\$0.00
<u>Operating Retained Earnings</u>	(\$30,003.64)	(\$30,003.64)	\$0.00
<u>Reserve Retained Earnings</u>	\$644,941.40	\$644,941.40	\$0.00
<u>Operating Net Income</u>	(\$16,647.45)	(\$20,608.92)	\$3,961.47
<u>Reserve Net Income</u>	\$7,272.48	\$37,285.65	(\$30,013.17)

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	Balance 5/31/2015	Balance 4/30/2015	<u>Change</u>
Liabilities & Equity Total	\$846,440.26	\$841,226.57	\$5,213.69

Southpark Homeowners Association Number 2
Budget Comparison Report - Fund
5/1/2015 - 5/31/2015

Accounts	5/1/2015 - 5/31/2015			1/1/2015 - 5/31/2015			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4000 - Assessments	\$67,952.00	\$67,952.00	\$0.00	\$339,760.00	\$339,760.00	\$0.00	\$815,424.00	\$475,664.00
4010 - Reserve Transfer	(\$12,878.00)	(\$12,878.00)	\$0.00	(\$64,390.00)	(\$64,390.00)	\$0.00	(\$154,536.00)	(\$90,146.00)
4015 - Late Fees	\$575.00	\$400.00	\$175.00	\$3,900.00	\$2,000.00	\$1,900.00	\$4,800.00	\$900.00
4020 - Legal - Collections	\$926.32	\$534.00	\$392.32	\$2,764.36	\$2,667.00	\$97.36	\$6,400.00	\$3,635.64
4390 - Rec Center Rent and Fees	\$360.00	\$150.00	\$210.00	\$680.00	\$750.00	(\$70.00)	\$1,800.00	\$1,120.00
4700 - Interest	\$0.49	\$0.00	\$0.49	\$2.38	\$0.00	\$2.38	\$0.00	(\$2.38)
Total Income	\$56,935.81	\$56,158.00	\$777.81	\$282,716.74	\$280,787.00	\$1,929.74	\$673,888.00	\$391,171.26
Total Income	\$56,935.81	\$56,158.00	\$777.81	\$282,716.74	\$280,787.00	\$1,929.74	\$673,888.00	\$391,171.26
Expense								
Administration								
5000 - Insurance - Master	\$0.00	\$0.00	\$0.00	\$9,046.00	\$9,586.00	\$540.00	\$9,586.00	\$540.00
5010 - Management Fee	\$2,965.00	\$2,740.00	(\$225.00)	\$14,150.00	\$13,700.00	(\$450.00)	\$32,860.00	\$18,730.00
5015 - Accounting Fee	\$1,781.00	\$1,781.00	\$0.00	\$8,905.00	\$8,905.00	\$0.00	\$21,372.00	\$12,467.00
5020 - Legal - Collections	\$926.32	\$666.00	(\$260.32)	\$2,764.36	\$3,333.00	\$568.64	\$8,000.00	\$5,235.64
5142 - Legal - General	\$0.00	\$50.00	\$50.00	\$107.20	\$250.00	\$142.80	\$600.00	\$492.80
5170 - Audit & Tax Preparation	\$0.00	\$0.00	\$0.00	\$2,321.90	\$2,400.00	\$78.10	\$2,400.00	\$78.10
5180 - Computer/Web Maintenance	\$0.00	\$28.00	\$28.00	\$807.00	\$462.00	(\$345.00)	\$1,000.00	\$193.00
5210 - Security	\$0.00	\$480.00	\$480.00	\$0.00	\$480.00	\$480.00	\$7,724.00	\$7,724.00
5420 - Income Taxes	\$0.00	\$0.00	\$0.00	\$561.00	\$0.00	(\$561.00)	\$250.00	(\$311.00)
5490 - Bad Debt	\$195.00	\$50.00	(\$145.00)	\$625.33	\$250.00	(\$375.33)	\$600.00	(\$25.33)
5525 - Postage, Printing, Copies	\$219.54	\$458.33	\$238.79	\$1,126.16	\$2,291.65	\$1,165.49	\$5,500.00	\$4,373.84
5595 - Newsletter	\$175.00	\$175.00	\$0.00	\$875.00	\$875.00	\$0.00	\$2,100.00	\$1,225.00
5805 - Bank Charges	\$0.00	\$84.00	\$84.00	\$1.00	\$20.00	\$19.00	\$40.00	\$39.00
5950 - Contingency	\$0.00	\$584.00	\$584.00	\$1.00	\$2,917.00	\$2,917.00	\$7,000.00	\$7,000.00
Total Administration	\$6,261.86	\$7,012.33	\$750.47	\$41,289.95	\$45,469.65	\$4,179.70	\$99,052.00	\$57,762.05
Grounds								
6200 - Landscape Contract	\$8,028.45	\$8,028.50	\$0.05	\$40,142.25	\$40,142.50	\$0.25	\$96,342.00	\$56,199.75
6210 - Snow Removal	\$2,475.00	\$0.00	(\$2,475.00)	\$70,496.42	\$30,000.00	(\$40,496.42)	\$45,000.00	(\$25,496.42)
6220 - Sprinkler Repairs	\$912.22	\$3,430.00	\$2,517.78	\$5,111.61	\$6,860.00	\$1,748.39	\$24,000.00	\$18,888.39
6232 - ET Data Services	\$0.00	\$0.00	\$0.00	\$7,446.00	\$7,446.00	\$0.00	\$7,446.00	\$0.00
6240 - Street Sweeping	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6260 - Common Area Lights	\$473.45	\$458.33	(\$15.12)	\$723.45	\$2,291.65	\$1,568.20	\$5,500.00	\$4,776.55
6285 - Gate Access	\$0.00	\$0.00	\$0.00	\$483.26	\$0.00	(\$483.26)	\$0.00	(\$483.26)
6348 - Debris Removal	\$6,154.50	\$520.00	(\$5,634.50)	\$6,154.50	\$2,880.00	(\$3,274.50)	\$6,800.00	\$645.50
6378 - Trees/Shrubs/Grass/Flowers	\$3,414.00	\$8,300.00	\$4,886.00	\$11,655.32	\$8,300.00	(\$3,355.32)	\$24,000.00	\$12,344.68
6380 - Tree Spraying	\$0.00	\$0.00	\$0.00	\$22,356.14	\$16,738.00	(\$5,618.14)	\$16,738.00	(\$5,618.14)
6415 - Miscellaneous	\$236.00	\$500.00	\$264.00	\$5,238.39	\$2,500.00	(\$2,738.39)	\$6,000.00	\$761.61
Total Grounds	\$21,693.62	\$22,236.83	\$543.21	\$169,807.34	\$118,158.15	(\$51,649.19)	\$232,826.00	\$63,018.66
Recreation								
6500.01 - Clubhouse-Painting/Misc	\$0.00	\$25.00	\$25.00	\$0.00	\$125.00	\$125.00	\$300.00	\$300.00
6500.02 - Clubhouse-Minor Repairs	\$0.00	\$75.00	\$75.00	\$0.00	\$375.00	\$375.00	\$900.00	\$900.00
6510 - Pool/Spas - Contract	\$4,000.00	\$4,000.00	\$0.00	\$9,610.00	\$7,950.00	(\$1,660.00)	\$25,610.00	\$16,000.00
6512 - Pool/Spas - Chemicals	\$605.00	\$1,300.00	\$695.00	\$605.00	\$1,300.00	\$695.00	\$6,500.00	\$5,895.00
6513 - Pool/Spas - Repairs and Maintenance	\$82.52	\$300.00	\$217.48	\$82.52	\$300.00	\$217.48	\$1,500.00	\$1,417.48
6514 - Pool/Spas - Supplies/Tags	\$668.13	\$0.00	(\$668.13)	\$2,121.53	\$2,350.00	\$228.47	\$2,350.00	\$228.47
6520 - Tennis Courts	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$900.00	\$900.00
6550 - Community Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
6580 - Janitorial/Housekeeping	\$255.10	\$115.00	(\$140.10)	\$595.10	\$875.00	\$279.90	\$2,000.00	\$1,404.90
6590 - Gas & Electric	\$440.23	\$250.00	(\$190.23)	\$1,316.37	\$1,420.00	\$103.63	\$9,500.00	\$8,183.63
6610 - Telephone	\$73.13	\$73.00	\$0.13	\$369.59	\$365.00	(\$4.59)	\$865.00	\$495.41
Total Recreation	\$6,124.11	\$6,138.00	\$13.89	\$14,700.11	\$15,360.00	\$659.89	\$56,425.00	\$41,724.89

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Budget Comparison Report - Fund
5/1/2015 - 5/31/2015

Accounts	5/1/2015 - 5/31/2015		1/1/2015 - 5/31/2015		Annual Budget	Remaining Budget		
	Actual	Budget	Variance	Actual			Budget	Variance
6707 - Electric	\$663.09	\$729.00	\$65.91	\$3,628.74	\$3,646.00	\$17.26	\$8,750.00	\$5,121.26
6710 - Water & Sewer	\$13,425.70	\$21,475.00	\$8,049.30	\$46,138.41	\$55,359.00	\$9,220.59	\$220,000.00	\$173,861.59
6760 - Trash	\$4,805.96	\$4,804.67	(\$1.29)	\$23,799.64	\$24,023.35	\$223.71	\$57,656.00	\$33,856.36
Total Utilities	\$18,894.75	\$27,008.67	\$8,113.92	\$73,566.79	\$83,028.35	\$9,461.56	\$286,406.00	\$212,839.21
Total Expense	\$52,974.34	\$62,395.83	\$9,421.49	\$299,364.19	\$282,016.15	(\$37,348.04)	\$674,709.00	\$375,344.81
Operating Net Income	\$3,961.47	(\$6,237.83)	\$10,199.30	(\$16,647.45)	\$18,770.85	(\$35,418.30)	(\$821.00)	\$15,826.45
Reserve Income								
Reserve Income								
8010 - Reserve Transfer	\$12,878.00	\$12,878.00	\$0.00	\$64,390.00	\$64,390.00	\$0.00	\$154,536.00	\$90,146.00
8530.01 - Comcast Agreement	\$1,555.19	\$0.00	\$1,555.19	\$8,605.43	\$0.00	\$8,605.43	\$0.00	(\$8,605.43)
8530.02 - Denver Water Rebate	\$0.00	\$0.00	\$0.00	\$20,377.22	\$0.00	\$20,377.22	\$0.00	(\$20,377.22)
8700 - Taxable Interest	\$314.89	\$1,000.00	(\$685.11)	\$3,197.58	\$5,000.00	(\$1,802.42)	\$12,000.00	\$8,802.42
8725 - Premium/Discount	(\$1,213.83)	\$0.00	(\$1,213.83)	(\$1,283.33)	\$0.00	(\$1,283.33)	\$0.00	\$1,283.33
Total Reserve Income	\$13,534.25	\$13,878.00	(\$343.75)	\$95,286.90	\$69,390.00	\$25,896.90	\$166,536.00	\$71,249.10
Total Reserve Income	\$13,534.25	\$13,878.00	(\$343.75)	\$95,286.90	\$69,390.00	\$25,896.90	\$166,536.00	\$71,249.10
Reserve Expense								
Reserve Expenses								
9105.01 - Landscape Renovation	\$10,509.23	\$10,721.00	\$211.77	\$10,891.23	\$21,441.00	\$10,549.77	\$53,604.00	\$42,712.77
9107 - Sprinklers	\$671.74	\$0.00	(\$671.74)	\$671.74	\$11,635.00	\$10,963.26	\$11,635.00	\$10,963.26
9110 - Asphalt/Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63,393.00	\$63,393.00
9115 - Concrete	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00
9125 - Retaining Walls	\$0.00	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00	\$6,700.00	\$6,700.00	\$6,700.00
9130 - Edging/Mulch	\$21,120.00	\$0.00	(\$21,120.00)	\$21,120.00	\$27,250.00	\$6,130.00	\$27,250.00	\$6,130.00
9140 - Trees	\$0.00	\$0.00	\$0.00	\$38,174.00	\$43,217.00	\$5,043.00	\$43,217.00	\$5,043.00
9165.01 - Drainage-Mineral Hill Investigation	\$2,067.50	\$0.00	(\$2,067.50)	\$2,067.50	\$0.00	(\$2,067.50)	\$0.00	(\$2,067.50)
9170 - Lighting Replace/Improve	\$0.00	\$781.67	\$781.67	\$5,887.00	\$3,908.35	(\$1,978.65)	\$9,380.00	\$3,493.00
9205 - Clubhouse	\$0.00	\$1,018.50	\$1,018.50	\$0.00	\$5,092.50	\$5,092.50	\$12,222.00	\$12,222.00
9210 - Pool/Spa	\$9,172.95	\$0.00	(\$9,172.95)	\$9,172.95	\$4,925.00	(\$4,247.95)	\$4,925.00	(\$4,247.95)
9510 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
9520 - Bank Charges	\$6.00	\$0.00	(\$6.00)	\$30.00	\$0.00	(\$30.00)	\$0.00	(\$30.00)
Total Reserve Expenses	\$43,547.42	\$19,221.17	(\$24,326.25)	\$88,014.42	\$129,168.85	\$41,154.43	\$245,326.00	\$157,311.58
Total Reserve Expense	\$43,547.42	\$19,221.17	(\$24,326.25)	\$88,014.42	\$129,168.85	\$41,154.43	\$245,326.00	\$157,311.58
Reserve Net Income	(\$30,013.17)	(\$5,343.17)	(\$24,670.00)	\$7,272.48	(\$59,778.85)	\$67,051.33	(\$78,790.00)	(\$86,062.48)
Net Income	(\$26,051.70)	(\$11,581.00)	(\$14,470.70)	(\$9,374.97)	(\$41,008.00)	\$31,633.03	(\$79,611.00)	(\$70,236.03)