

Southpark Homeowners Association Number 2
Balance Sheet Comparison - Fund
As Of 8/31/2015

	<u>Balance</u> <u>8/31/2015</u>	<u>Balance</u> <u>7/31/2015</u>	<u>Change</u>
Assets			
Cash & Investments - Operating Fund			
1050 - Checking - CBB - Clubhouse	\$7,569.14	\$7,568.84	\$0.30
1051 - Checking - CBB - Water	\$4,528.76	\$4,528.59	\$0.17
1060 - Checking - Union Bank	\$29,173.12	\$28,655.16	\$517.96
<u>Cash & Investments - Operating Fund Total</u>	<u>\$41,271.02</u>	<u>\$40,752.59</u>	<u>\$518.43</u>
Cash & Investments - Reserve Fund			
1310 - Money Market - RBC Wealth	\$119,937.06	\$114,008.40	\$5,928.66
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	\$6,652.28	\$9,002.38	(\$2,350.10)
1330.11 - Fed Nat Mortgage 7/25/43	\$14,174.29	\$14,645.42	(\$471.13)
1330.12 - GNMA Trust 2/16/44	\$9,116.34	\$10,443.09	(\$1,326.75)
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	\$23,915.97	\$23,915.98	(\$0.01)
1330.21 - Fed Nat Mtg- 3/25/43	\$21,908.53	\$22,753.59	(\$845.06)
1330.22 - CD-Wells Fargo 11/20/28	\$55,000.00	\$55,000.00	\$0.00
1330.23 - FNMA Trust 6/25/45	\$24,059.71	\$24,225.34	(\$165.63)
<u>Cash & Investments - Reserve Fund Total</u>	<u>\$661,764.18</u>	<u>\$660,994.20</u>	<u>\$769.98</u>
Accounts Receivable			
1400 - Accts. Rec. - Accounts Receivable	\$3,228.62	\$4,468.54	(\$1,239.92)
<u>Accounts Receivable Total</u>	<u>\$3,228.62</u>	<u>\$4,468.54</u>	<u>(\$1,239.92)</u>
Current Assets - Reserve Fund			
1522 - Accrued Interest Receivable	\$1,621.88	\$1,621.88	\$0.00
1523 - Market Value Adjustment	\$3,631.01	\$3,631.01	\$0.00
1550 - Reserve Contr Receivable	\$12,878.00	\$0.00	\$12,878.00

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	<u>Balance</u> <u>8/31/2015</u>	<u>Balance</u> <u>7/31/2015</u>	<u>Change</u>
1560 - Due From Operating	\$28,805.74	\$31,591.81	(\$2,786.07)
<u>Current Assets - Reserve Fund Total</u>	\$46,936.63	\$36,844.70	\$10,091.93
Current Assets - Operating Fund			
1700 - Prepaid Expenses	\$17.47	\$0.00	\$17.47
1720 - Prepaid Insurance	\$1,902.00	\$1,902.00	\$0.00
<u>Current Assets - Operating Fund Total</u>	\$1,919.47	\$1,902.00	\$17.47
Assets Total	\$755,119.92	\$744,962.03	\$10,157.89
Liabilities and Equity			
Current Liabilities - Operating Fund			
2000 - Operating Accounts Payable	\$27,259.34	\$15,653.76	\$11,605.58
2010 - Accrued Expenses	\$27,572.56	\$28,920.00	(\$1,347.44)
2200 - Prepaid Assessments	\$33,645.47	\$37,616.67	(\$3,971.20)
2660 - Due to Reserve	\$28,805.74	\$31,591.81	(\$2,786.07)
2701 - Processing Suspense	\$240.00	\$270.00	(\$30.00)
2707 - NSF Fee Suspense	\$0.00	\$20.00	(\$20.00)
<u>Current Liabilities - Operating Fund Total</u>	\$117,523.11	\$114,072.24	\$3,450.87
Current Liabilities - Reserve Fund			
2001 - Reserve Accounts Payable	\$1,417.97	\$3,891.70	(\$2,473.73)
<u>Current Liabilities - Reserve Fund Total</u>	\$1,417.97	\$3,891.70	(\$2,473.73)
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>	(\$41,100.36)	(\$36,945.47)	(\$4,154.89)
<u>Reserve Net Income</u>	(\$8,898.56)	(\$22,234.20)	\$13,335.64
Liabilities & Equity Total	\$755,119.92	\$744,962.03	\$10,157.89

Southpark Homeowners Association Number 2
Budget Comparison Report - Fund
8/1/2015 - 8/31/2015

Accounts	8/1/2015 - 8/31/2015		1/1/2015 - 8/31/2015		Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual			
Income							
Income							
4000 - Assessments	\$67,952.00	\$67,952.00	\$0.00	\$543,616.00	\$543,616.00	\$815,424.00	\$271,808.00
4010 - Reserve Transfer	(\$12,878.00)	(\$12,878.00)	\$0.00	(\$103,024.00)	(\$103,024.00)	(\$154,536.00)	(\$51,512.00)
4015 - Late Fees	\$350.00	\$400.00	(\$50.00)	\$5,200.00	\$3,200.00	\$4,800.00	(\$400.00)
4020 - Legal - Collections	\$260.65	\$534.00	(\$273.35)	\$3,952.06	\$4,267.00	\$6,400.00	\$2,447.94
4340 - Keys	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$0.00	(\$70.00)
4390 - Rec Center Rent and Fees	\$0.00	\$150.00	(\$150.00)	\$1,000.00	\$1,200.00	\$1,800.00	\$800.00
4700 - Interest	\$0.47	\$0.00	\$0.47	\$3.89	\$0.00	\$0.00	(\$3.89)
4990 - Miscellaneous	\$2.00	\$0.00	\$2.00	\$2.00	\$0.00	\$0.00	(\$2.00)
Total Income	\$55,687.12	\$56,158.00	(\$470.88)	\$450,819.95	\$449,259.00	\$673,888.00	\$223,068.05
Total Income	\$55,687.12	\$56,158.00	(\$470.88)	\$450,819.95	\$449,259.00	\$673,888.00	\$223,068.05
Expense							
Administration							
5000 - Insurance - Master	\$0.00	\$0.00	\$0.00	\$11,660.00	\$9,586.00	\$9,586.00	(\$2,074.00)
5010 - Management Fee	\$2,740.00	\$2,740.00	\$0.00	\$23,270.00	\$21,920.00	\$32,880.00	\$9,610.00
5015 - Accounting Fee	\$1,781.00	\$1,781.00	\$0.00	\$14,248.00	\$14,248.00	\$21,372.00	\$7,124.00
5020 - Legal - Collections	\$260.65	\$666.00	\$405.35	\$3,952.06	\$5,333.00	\$8,000.00	\$4,047.94
5142 - Legal - General	\$0.00	\$50.00	(\$50.00)	\$107.20	\$400.00	\$600.00	\$492.80
5170 - Audit & Tax Preparation	\$0.00	\$0.00	\$0.00	\$2,321.90	\$2,400.00	\$2,400.00	\$78.10
5180 - Computer/Web Maintenance	\$50.00	\$28.00	(\$22.00)	\$1,007.00	\$893.00	\$1,000.00	(\$7.00)
5210 - Security	\$2,135.90	\$2,115.00	(\$20.90)	\$4,763.34	\$6,825.00	\$7,724.00	\$2,960.66
5420 - Income Taxes	\$0.00	\$0.00	\$0.00	\$561.00	\$250.00	\$250.00	(\$311.00)
5490 - Bad Debt	\$230.00	\$50.00	(\$180.00)	\$895.33	\$400.00	\$600.00	(\$295.33)
5525 - Postage, Printing, Copies	\$198.63	\$458.33	\$259.70	\$1,625.44	\$3,666.64	\$5,500.00	\$3,874.56
5595 - Newsletter	\$175.00	\$175.00	\$0.00	\$1,400.00	\$1,400.00	\$2,100.00	\$700.00
5805 - Bank Charges	\$0.00	\$0.00	\$0.00	\$1.00	\$30.00	\$40.00	\$39.00
5950 - Contingency	\$0.00	\$584.00	(\$584.00)	\$0.00	\$4,667.00	\$7,000.00	\$7,000.00
Total Administration	\$7,571.18	\$8,647.33	\$1,076.15	\$65,812.27	\$72,018.64	\$99,052.00	\$33,239.73
Buildings							
6040 - Exterminating	\$230.00	\$0.00	(\$230.00)	\$230.00	\$0.00	\$0.00	(\$230.00)
Total Buildings	\$230.00	\$0.00	(\$230.00)	\$230.00	\$0.00	\$0.00	(\$230.00)
Grounds							
6200 - Landscape Contract	\$8,028.45	\$8,028.50	\$0.05	\$64,227.60	\$64,228.00	\$96,342.00	\$32,114.40
6210 - Snow Removal	\$0.00	\$0.00	\$0.00	\$70,496.42	\$30,000.00	\$45,000.00	(\$25,496.42)
6220 - Sprinkler Repairs	\$2,992.21	\$3,430.00	\$437.79	\$11,482.52	\$17,150.00	\$24,000.00	\$12,517.48
6232 - ET Data Services	\$0.00	\$0.00	\$0.00	\$7,446.00	\$7,446.00	\$7,446.00	\$0.00
6240 - Street Sweeping	\$0.00	\$0.00	\$0.00	\$895.00	\$1,000.00	\$1,000.00	\$105.00
6260 - Common Area Lights	\$460.00	\$458.33	(\$1.67)	\$1,743.45	\$3,666.64	\$5,500.00	\$3,756.55
6285 - Gate Access	(\$483.26)	\$0.00	\$483.26	\$0.00	\$0.00	\$0.00	\$0.00
6348 - Debris Removal	\$0.00	\$520.00	(\$520.00)	\$7,840.50	\$4,440.00	\$6,800.00	(\$1,040.50)
6378 - Trees/Shrubs/Grass/Flowers	\$1,693.00	\$0.00	(\$1,693.00)	\$28,183.32	\$19,550.00	\$24,000.00	(\$4,183.32)
6380 - Tree Spraying	\$0.00	\$0.00	\$0.00	\$22,356.14	\$16,738.00	\$16,738.00	(\$5,618.14)
6415 - Miscellaneous	\$483.26	\$500.00	\$16.74	\$6,249.65	\$4,000.00	\$6,000.00	(\$2,496.65)
Total Grounds	\$13,173.66	\$12,936.83	(\$236.83)	\$220,920.60	\$168,218.64	\$232,826.00	\$11,905.40
Recreation							
6500.01 - Clubhouse-Painting/Misc	\$0.00	\$25.00	(\$25.00)	\$0.00	\$200.00	\$300.00	\$300.00
6500.02 - Clubhouse-Minor Repairs	\$0.00	\$75.00	(\$75.00)	\$0.00	\$600.00	\$900.00	\$900.00
6510 - Pool/Spas - Contract	\$4,000.00	\$5,660.00	\$1,660.00	\$21,610.00	\$21,610.00	\$25,610.00	\$4,000.00
6512 - Pool/Spas - Chemicals	\$0.00	\$1,300.00	(\$1,300.00)	\$4,540.00	\$5,200.00	\$6,500.00	\$1,960.00
6513 - Pool/Spas - Repairs and Maintenance	\$0.00	\$300.00	(\$300.00)	\$207.52	\$1,200.00	\$1,500.00	\$992.48
6514 - Pool/Spas - Supplies/Tags	\$0.00	\$0.00	\$0.00	\$2,121.53	\$2,350.00	\$2,350.00	\$228.47

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Budget Comparison Report - Fund
8/1/2015 - 8/31/2015

Accounts	8/1/2015 - 8/31/2015		1/1/2015 - 8/31/2015		Variance	Annual Budget	Remaining Budget
	Actual	Budget	Actual	Budget			
6550 - Community Activities	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$900.00	\$900.00
6580 - Janitorial/Housekeeping	\$1,566.23	\$5,500.00	\$1,566.23	\$5,500.00	\$3,933.77	\$6,000.00	\$4,433.77
6590 - Gas & Electric	\$1,605.75	\$1,500.00	\$1,565.00	\$1,370.00	\$195.00	\$2,000.00	\$435.00
6610 - Telephone	\$76.37	\$73.00	\$6,775.57	\$7,620.00	\$844.43	\$9,500.00	\$272.43
Total Recreation	\$7,343.35	\$14,548.00	\$38,980.21	\$46,834.00	\$7,853.79	\$56,425.00	\$17,444.79
Utilities							
6700 - Gas & Electric	\$644.74	\$0.00	\$644.74	\$0.00	(\$644.74)	\$0.00	(\$644.74)
6707 - Electric	\$0.00	\$729.00	\$4,990.30	\$5,833.00	\$842.70	\$8,750.00	\$3,759.70
6710 - Water & Sewer	\$26,073.12	\$43,936.00	\$122,124.67	\$157,295.00	\$35,170.33	\$220,000.00	\$97,875.33
6760 - Trash	\$4,805.96	\$4,804.67	\$38,217.52	\$38,437.36	\$219.84	\$57,656.00	\$19,438.48
Total Utilities	\$31,523.82	\$49,469.67	\$165,977.23	\$201,565.36	\$35,588.13	\$286,406.00	\$120,428.77
Total Expense	\$59,842.01	\$85,601.83	\$491,920.31	\$488,636.64	(\$3,283.67)	\$674,709.00	\$182,788.69
Operating Net Income	(\$4,154.89)	(\$29,443.83)	(\$41,100.36)	(\$39,377.64)	(\$1,722.72)	(\$821.00)	\$40,279.36
Reserve Income							
Reserve Income							
8010 - Reserve Transfer	\$12,878.00	\$12,878.00	\$103,024.00	\$103,024.00	\$0.00	\$154,536.00	\$51,512.00
8530.01 - Comcast Agreement	\$1,465.63	\$0.00	\$10,071.06	\$0.00	\$10,071.06	\$0.00	(\$10,071.06)
8530.02 - Denver Water Rebate	\$0.00	\$0.00	\$20,377.22	\$0.00	\$20,377.22	\$0.00	(\$20,377.22)
8700 - Taxable Interest	\$769.98	\$1,000.00	\$5,610.13	\$8,000.00	(\$2,389.87)	\$12,000.00	\$6,389.87
8725 - Premium/Discount	\$0.00	\$0.00	(\$1,283.31)	\$0.00	\$1,283.31	\$0.00	(\$1,283.31)
Total Reserve Income	\$15,113.61	\$13,878.00	\$137,799.10	\$111,024.00	\$26,775.10	\$166,536.00	\$28,736.90
Total Reserve Income	\$15,113.61	\$13,878.00	\$137,799.10	\$111,024.00	\$26,775.10	\$166,536.00	\$28,736.90
Reserve Expense							
Reserve Expenses							
9105.01 - Landscape Renovation	\$396.00	\$10,721.00	\$14,311.99	\$53,604.00	\$39,292.01	\$53,604.00	\$39,292.01
9107 - Sprinklers	\$1,021.97	\$0.00	\$4,037.84	\$11,635.00	\$7,597.16	\$11,635.00	\$7,597.16
9110 - Asphalt/Road	\$0.00	\$0.00	\$45,311.94	\$63,393.00	\$18,081.06	\$63,393.00	\$18,081.06
9115 - Concrete	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
9125 - Retaining Walls	\$0.00	\$0.00	\$0.00	\$6,700.00	\$6,700.00	\$6,700.00	\$6,700.00
9130 - Edging/Mulch	\$0.00	\$0.00	\$21,120.00	\$27,250.00	\$6,130.00	\$27,250.00	\$6,130.00
9140 - Trees	\$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	\$0.00	\$0.00	\$2,067.50	\$0.00	(\$2,067.50)	\$0.00	(\$2,067.50)
9170 - Lighting Replace/Improve	\$360.00	\$781.67	\$8,035.36	\$6,253.36	(\$1,781.64)	\$9,380.00	\$1,345.00
9205 - Clubhouse	\$0.00	\$1,018.50	\$612.44	\$8,148.00	\$7,535.56	\$12,222.00	\$11,609.56
9210 - Pool/Spa	\$0.00	\$0.00	\$9,172.95	\$4,925.00	(\$4,247.95)	\$4,925.00	(\$4,247.95)
9510 - Miscellaneous	\$0.00	\$0.00	\$3,824.00	\$5,000.00	\$1,176.00	\$5,000.00	\$1,176.00
9520 - Bank Charges	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00	(\$30.00)
Total Reserve Expenses	\$1,777.97	\$12,521.17	\$146,697.66	\$238,125.36	\$91,427.70	\$245,326.00	\$98,628.34
Total Reserve Expense	\$1,777.97	\$12,521.17	\$146,697.66	\$238,125.36	\$91,427.70	\$245,326.00	\$98,628.34
Reserve Net Income	\$13,335.64	\$1,356.83	(\$8,898.56)	(\$127,101.36)	\$118,202.80	(\$78,790.00)	(\$69,891.44)
Net Income	\$9,180.75	(\$28,087.00)	(\$49,998.92)	(\$166,479.00)	\$116,480.08	(\$79,611.00)	(\$29,612.08)