

**Southpark Homeowners Association Number 2**  
**Balance Sheet Comparison - Fund**  
**As Of 10/31/2015**

	<u>Balance</u> <u>10/31/2015</u>	<u>Balance</u> <u>9/30/2015</u>	<u>Change</u>
<b>Assets</b>			
<b>Cash &amp; Investments - Operating Fund</b>			
1050 - Checking - CBB - Clubhouse	\$7,689.80	\$7,689.46	\$0.34
1051 - Checking - CBB - Water	\$4,529.15	\$4,528.95	\$0.20
1060 - Checking - Union Bank	\$40,406.08	\$4,956.12	\$35,449.96
<u>Cash &amp; Investments - Operating Fund Total</u>	<u>\$52,625.03</u>	<u>\$17,174.53</u>	<u>\$35,450.50</u>
<b>Cash &amp; Investments - Reserve Fund</b>			
1310 - Money Market - RBC Wealth	\$168,432.33	\$154,239.90	\$14,192.43
1330.03 - CD-Bank of China 10/8/15	\$0.00	\$50,000.00	(\$50,000.00)
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	\$814.20	\$1,699.61	(\$885.41)
1330.11 - Fed Nat Mortgage 7/25/43	\$13,097.96	\$13,283.54	(\$185.58)
1330.12 - GNMA Trust 2/16/44	\$7,678.18	\$7,736.32	(\$58.14)
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	\$23,915.95	\$23,915.96	(\$0.01)
1330.21 - Fed Nat Mtg- 3/25/43	\$20,759.95	\$21,283.66	(\$523.71)
1330.22 - CD-Weills Fargo 11/20/28	\$55,000.00	\$55,000.00	\$0.00
1330.23 - FNMA Trust 6/25/45	\$23,495.45	\$23,700.88	(\$205.43)
<u>Cash &amp; Investments - Reserve Fund Total</u>	<u>\$650,194.02</u>	<u>\$687,859.87</u>	<u>(\$37,665.85)</u>
<b>Accounts Receivable</b>			
1400 - Accts. Rec. - Accounts Receivable	\$4,675.32	\$3,650.62	\$1,024.70
<u>Accounts Receivable Total</u>	<u>\$4,675.32</u>	<u>\$3,650.62</u>	<u>\$1,024.70</u>
<b>Current Assets - Reserve Fund</b>			
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	\$2,208.75	\$27,387.77	(\$25,179.02)
<u>Current Assets - Reserve Fund Total</u>	<u>\$7,461.64</u>	<u>\$32,640.66</u>	<u>(\$25,179.02)</u>

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Current Assets - Operating Fund			
1720 - Prepaid Insurance	\$1,902.00	\$1,902.00	\$0.00
<u>Current Assets - Operating Fund Total</u>	<u>\$1,902.00</u>	<u>\$1,902.00</u>	<u>\$0.00</u>
<b>Assets Total</b>	<b>\$716,858.01</b>	<b>\$743,227.68</b>	<b>(\$26,369.67)</b>
<b>Liabilities and Equity</b>			
Current Liabilities - Operating Fund			
2000 - Operating Accounts Payable	\$83,373.93	\$26,057.47	\$57,316.46
2010 - Accrued Expenses	\$12,126.69	\$27,473.84	(\$15,347.15)
2200 - Prepaid Assessments	\$27,536.71	\$29,010.23	(\$1,473.52)
2660 - Due to Reserve	\$2,208.75	\$27,387.77	(\$25,179.02)
2701 - Processing Suspense	\$255.00	\$165.00	\$90.00
2707 - NSF Fee Suspense	\$20.00	\$0.00	\$20.00
<u>Current Liabilities - Operating Fund Total</u>	<u>\$125,521.08</u>	<u>\$110,094.31</u>	<u>\$15,426.77</u>
Current Liabilities - Reserve Fund			
2001 - Reserve Accounts Payable	\$0.00	\$2,650.39	(\$2,650.39)
<u>Current Liabilities - Reserve Fund Total</u>	<u>\$0.00</u>	<u>\$2,650.39</u>	<u>(\$2,650.39)</u>
Long-Term Liabilities-Reserve			
2100.01 - Deferred Revenue-Comcast	\$71,240.00	\$71,240.00	\$0.00
<u>Long-Term Liabilities-Reserve Total</u>	<u>\$71,240.00</u>	<u>\$71,240.00</u>	<u>\$0.00</u>
<u>Operating Retained Earnings</u>	<u>(\$30,003.64)</u>	<u>(\$30,003.64)</u>	<u>\$0.00</u>
<u>Reserve Retained Earnings</u>	<u>\$644,941.40</u>	<u>\$644,941.40</u>	<u>\$0.00</u>
<u>Operating Net Income</u>	<u>(\$36,315.09)</u>	<u>(\$57,363.52)</u>	<u>\$21,048.43</u>
<u>Reserve Net Income</u>	<u>(\$58,525.74)</u>	<u>\$1,668.74</u>	<u>(\$60,194.48)</u>
<b>Liabilities &amp; Equity Total</b>	<b>\$716,858.01</b>	<b>\$743,227.68</b>	<b>(\$26,369.67)</b>

**Southpark Homeowners Association Number 2  
Budget Comparison Report - Fund  
10/1/2015 - 10/31/2015**

Accounts	10/1/2015 - 10/31/2015			1/1/2015 - 10/31/2015			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>Income</u>								
4000 - Assessments	\$67,952.00	\$67,952.00	\$0.00	\$679,520.00	\$679,520.00	\$0.00	\$815,424.00	\$135,904.00
4010 - Reserve Transfer	(\$12,878.00)	(\$12,878.00)	\$0.00	(\$128,780.00)	(\$128,780.00)	\$0.00	(\$154,536.00)	(\$25,756.00)
4015 - Late Fees	\$425.00	\$400.00	\$25.00	\$5,900.00	\$4,000.00	\$1,900.00	\$4,800.00	(\$1,100.00)
4020 - Legal - Collections	\$1,448.60	\$533.00	\$915.60	\$5,340.01	\$5,333.00	\$7.01	\$6,400.00	\$1,059.99
4340 - Keys	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$0.00	(\$70.00)
4390 - Rec Center Rent and Fees	\$0.00	\$150.00	(\$150.00)	\$1,120.00	\$1,500.00	(\$380.00)	\$1,800.00	\$680.00
4700 - Interest	\$0.54	\$0.00	\$0.54	\$4.94	\$0.00	\$4.94	\$0.00	(\$4.94)
4990 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00	(\$2.00)
<b>Total Income</b>	<b>\$56,948.14</b>	<b>\$56,157.00</b>	<b>\$791.14</b>	<b>\$563,176.95</b>	<b>\$561,573.00</b>	<b>\$1,603.95</b>	<b>\$673,888.00</b>	<b>\$110,711.05</b>
<b>Total Income</b>	<b>\$56,948.14</b>	<b>\$56,157.00</b>	<b>\$791.14</b>	<b>\$563,176.95</b>	<b>\$561,573.00</b>	<b>\$1,603.95</b>	<b>\$673,888.00</b>	<b>\$110,711.05</b>
<b>Expense</b>								
<u>Administration</u>								
5000 - Insurance - Master	\$0.00	\$0.00	\$0.00	\$11,660.00	\$9,586.00	(\$2,074.00)	\$9,586.00	(\$2,074.00)
5010 - Management Fee	\$2,927.50	\$2,740.00	(\$187.50)	\$29,425.00	\$27,400.00	(\$2,025.00)	\$32,880.00	\$3,455.00
5015 - Accounting Fee	\$1,781.00	\$1,781.00	\$0.00	\$17,810.00	\$17,810.00	\$0.00	\$21,372.00	\$3,562.00
5020 - Legal - Collections	\$0.00	\$667.00	\$667.00	\$3,891.41	\$6,667.00	\$2,775.59	\$8,000.00	\$4,108.59
5142 - Legal - General	\$0.00	\$50.00	\$50.00	\$107.20	\$500.00	\$392.80	\$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	\$1,007.00	\$949.00	(\$58.00)	\$1,000.00	(\$7.00)
5210 - Security	\$305.13	\$0.00	(\$305.13)	\$7,204.37	\$7,724.00	\$519.63	\$7,724.00	\$519.63
5420 - Income Taxes	\$0.00	\$0.00	\$0.00	\$6,061.00	\$250.00	(\$5,811.00)	\$250.00	(\$5,811.00)
5490 - Bad Debt	\$0.00	\$50.00	\$50.00	\$895.33	\$500.00	(\$395.33)	\$600.00	(\$295.33)
5525 - Postage,Printing,Copies	\$139.42	\$458.33	\$318.91	\$1,953.70	\$4,583.30	\$2,629.60	\$5,500.00	\$3,546.30
5595 - Newsletter	\$175.00	\$175.00	\$0.00	\$1,750.00	\$1,750.00	\$0.00	\$2,100.00	\$350.00
5805 - Bank Charges	\$0.00	\$10.00	\$10.00	\$1.00	\$40.00	\$39.00	\$40.00	\$39.00
5950 - Contingency	\$0.00	\$583.00	\$583.00	\$0.00	\$5,833.00	\$5,833.00	\$7,000.00	\$7,000.00
<b>Total Administration</b>	<b>\$5,328.05</b>	<b>\$6,542.33</b>	<b>\$1,214.28</b>	<b>\$84,087.91</b>	<b>\$85,992.30</b>	<b>\$1,904.39</b>	<b>\$99,052.00</b>	<b>\$14,964.09</b>
<u>Grounds</u>								
6200 - Landscape Contract	\$8,028.45	\$8,028.50	\$0.05	\$80,284.50	\$80,285.00	\$0.50	\$96,342.00	\$16,057.50
6210 - Snow Removal	\$0.00	\$0.00	\$0.00	\$70,496.42	\$30,000.00	(\$40,496.42)	\$45,000.00	(\$25,496.42)
6220 - Sprinkler Repairs	\$1,306.97	\$3,420.00	\$2,113.03	\$15,732.14	\$24,000.00	\$8,267.86	\$24,000.00	\$8,267.86
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	\$0.00	\$0.00	\$895.00	\$1,000.00	\$105.00	\$1,000.00	\$105.00
6250 - Exterminating	\$0.00	\$0.00	\$0.00	\$230.00	\$0.00	(\$230.00)	\$0.00	(\$230.00)
6260 - Common Area Lights	\$515.00	\$458.33	(\$56.67)	\$2,655.95	\$4,583.30	\$1,927.35	\$5,500.00	\$2,844.05
6348 - Debris Removal	\$0.00	\$520.00	\$520.00	\$7,840.50	\$5,760.00	(\$2,080.50)	\$6,800.00	(\$1,040.50)
6378 - Trees/Shrubs/Grass/Flowers	\$2,787.00	\$2,225.00	(\$562.00)	\$32,334.81	\$24,000.00	(\$8,334.81)	\$24,000.00	(\$8,334.81)
6380 - Tree Spraying	\$0.00	\$0.00	\$0.00	\$22,356.14	\$16,738.00	(\$5,618.14)	\$16,738.00	(\$5,618.14)
6400 - General Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	(\$80.00)	\$0.00	(\$80.00)
6415 - Miscellaneous	\$0.00	\$500.00	\$500.00	\$7,603.90	\$5,000.00	(\$2,603.90)	\$6,000.00	(\$1,603.90)
<b>Total Grounds</b>	<b>\$12,637.42</b>	<b>\$15,151.83</b>	<b>\$2,514.41</b>	<b>\$247,955.36</b>	<b>\$198,812.30</b>	<b>(\$49,143.06)</b>	<b>\$232,826.00</b>	<b>(\$15,129.36)</b>
<u>Recreation</u>								
6500.01 - Clubhouse-Painting/Misc	\$0.00	\$25.00	\$25.00	\$0.00	\$250.00	\$250.00	\$300.00	\$300.00
6500.02 - Clubhouse-Minor Repairs	\$0.00	\$75.00	\$75.00	\$0.00	\$750.00	\$750.00	\$900.00	\$900.00
6510 - Pool/Spas - Contract	\$0.00	\$0.00	\$0.00	\$25,610.00	\$25,610.00	\$0.00	\$25,610.00	\$0.00
6512 - Pool/Spas - Chemicals	\$0.00	\$0.00	\$0.00	\$5,360.00	\$6,500.00	\$1,140.00	\$6,500.00	\$1,140.00
6513 - Pool/Spas - Repairs and Maintenance	\$0.00	\$0.00	\$0.00	\$207.52	\$1,500.00	\$1,292.48	\$1,500.00	\$1,292.48
6514 - Pool/Spas - Supplies/Tags	\$0.00	\$0.00	\$0.00	\$2,121.53	\$2,350.00	\$228.47	\$2,350.00	\$228.47
6520 - Tennis Courts	\$0.00	\$300.00	\$300.00	\$0.00	\$900.00	\$900.00	\$900.00	\$900.00
6550 - Community Activities	\$34.58	\$0.00	(\$34.58)	\$6,562.61	\$6,000.00	(\$562.61)	\$6,000.00	(\$562.61)
6580 - Janitorial/Housekeeping	\$95.00	\$265.00	\$170.00	\$1,755.00	\$1,750.00	(\$5.00)	\$2,000.00	\$245.00
6590 - Gas & Electric	\$161.40	\$250.00	\$88.60	\$8,577.00	\$8,970.00	\$393.00	\$9,500.00	\$923.00
6610 - Telephone	\$17.47	\$73.00	\$55.53	\$687.94	\$730.00	\$42.06	\$865.00	\$177.06
<b>Total Recreation</b>	<b>\$308.45</b>	<b>\$988.00</b>	<b>\$679.55</b>	<b>\$50,881.60</b>	<b>\$55,310.00</b>	<b>\$4,428.40</b>	<b>\$56,425.00</b>	<b>\$5,543.40</b>

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**10/1/2015 - 10/31/2015**

Accounts	10/1/2015 - 10/31/2015			1/1/2015 - 10/31/2015			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6707 - Electric	\$693.14	\$729.00	\$35.86	\$7,012.53	\$7,292.00	\$279.47	\$8,750.00	\$1,737.47
6710 - Water & Sewer	\$12,126.69	\$18,330.00	\$6,203.31	\$161,725.20	\$200,425.00	\$38,699.80	\$220,000.00	\$58,274.80
6760 - Trash	\$4,805.96	\$4,804.67	(\$1.29)	\$47,829.44	\$48,046.70	\$217.26	\$57,656.00	\$9,826.56
<b>Total Utilities</b>	<b>\$17,625.79</b>	<b>\$23,863.67</b>	<b>\$6,237.88</b>	<b>\$216,567.17</b>	<b>\$255,763.70</b>	<b>\$39,196.53</b>	<b>\$286,406.00</b>	<b>\$69,838.83</b>
<b>Total Expense</b>	<b>\$35,899.71</b>	<b>\$46,545.83</b>	<b>\$10,646.12</b>	<b>\$599,492.04</b>	<b>\$595,878.30</b>	<b>(\$3,613.74)</b>	<b>\$674,709.00</b>	<b>\$75,216.96</b>
<b>Operating Net Income</b>	<b>\$21,048.43</b>	<b>\$9,611.17</b>	<b>\$11,437.26</b>	<b>(\$36,315.09)</b>	<b>(\$34,305.30)</b>	<b>(\$2,009.79)</b>	<b>(\$821.00)</b>	<b>\$35,494.09</b>
<b>Reserve Income</b>								
<b>Reserve Income</b>								
8010 - Reserve Transfer	\$12,878.00	\$12,878.00	\$0.00	\$128,780.00	\$128,780.00	\$0.00	\$154,536.00	\$25,756.00
8530.01 - Comcast Agreement	\$0.00	\$0.00	\$0.00	\$10,071.06	\$0.00	\$10,071.06	\$0.00	(\$10,071.06)
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	\$1,168.52	\$1,000.00	\$168.52	\$7,118.34	\$10,000.00	(\$2,881.66)	\$12,000.00	\$4,881.66
8725 - Premium/Discount	\$0.00	\$0.00	\$0.00	(\$1,283.31)	\$0.00	(\$1,283.31)	\$0.00	\$1,283.31
<b>Total Reserve Income</b>	<b>\$14,046.52</b>	<b>\$13,878.00</b>	<b>\$168.52</b>	<b>\$165,063.31</b>	<b>\$138,780.00</b>	<b>\$26,283.31</b>	<b>\$166,536.00</b>	<b>\$1,472.69</b>
<b>Total Reserve Income</b>	<b>\$14,046.52</b>	<b>\$13,878.00</b>	<b>\$168.52</b>	<b>\$165,063.31</b>	<b>\$138,780.00</b>	<b>\$26,283.31</b>	<b>\$166,536.00</b>	<b>\$1,472.69</b>
<b>Reserve Expense</b>								
<b>Reserve Expenses</b>								
9105.01 - Landscape Renovation	\$74,241.00	\$0.00	(\$74,241.00)	\$89,852.99	\$53,604.00	(\$36,248.99)	\$53,604.00	(\$36,248.99)
9107 - Sprinklers	\$0.00	\$0.00	\$0.00	\$5,388.23	\$11,635.00	\$6,246.77	\$11,635.00	\$6,246.77
9110 - Asphalt/Road	\$0.00	\$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	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
9125 - Retaining Walls	\$0.00	\$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	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$2,067.50	\$0.00	(\$2,067.50)	\$0.00	(\$2,067.50)
9170 - Lighting Replace/Improve	\$0.00	\$781.67	\$781.67	\$8,035.00	\$7,816.70	(\$218.30)	\$9,380.00	\$1,345.00
9205 - Clubhouse	\$0.00	\$1,018.50	\$1,018.50	\$612.44	\$10,185.00	\$9,572.56	\$12,222.00	\$11,609.56
9210 - Pool/Spa	\$0.00	\$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	\$0.00	\$3,824.00	\$5,000.00	\$1,176.00	\$5,000.00	\$1,176.00
9520 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00	(\$30.00)
<b>Total Reserve Expenses</b>	<b>\$74,241.00</b>	<b>\$1,800.17</b>	<b>(\$72,440.83)</b>	<b>\$223,589.05</b>	<b>\$241,725.70</b>	<b>\$18,136.65</b>	<b>\$245,326.00</b>	<b>\$21,736.95</b>
<b>Total Reserve Expense</b>	<b>\$74,241.00</b>	<b>\$1,800.17</b>	<b>(\$72,440.83)</b>	<b>\$223,589.05</b>	<b>\$241,725.70</b>	<b>\$18,136.65</b>	<b>\$245,326.00</b>	<b>\$21,736.95</b>
<b>Reserve Net Income</b>	<b>(\$60,194.48)</b>	<b>\$12,077.83</b>	<b>(\$72,272.31)</b>	<b>(\$58,525.74)</b>	<b>(\$102,945.70)</b>	<b>\$44,419.96</b>	<b>(\$78,790.00)</b>	<b>(\$20,264.26)</b>
<b>Net Income</b>	<b>(\$39,146.05)</b>	<b>\$21,689.00</b>	<b>(\$60,835.05)</b>	<b>(\$94,840.83)</b>	<b>(\$137,251.00)</b>	<b>\$42,410.17</b>	<b>(\$79,611.00)</b>	<b>\$15,229.83</b>