

**Southpark Homeowners Association Number 2**  
**Balance Sheet Comparison - Fund**  
**As Of 11/30/2015**

	<u>Balance</u> <u>11/30/2015</u>	<u>Balance</u> <u>10/31/2015</u>	<u>Change</u>
<b>Assets</b>			
<b>Cash &amp; Investments - Operating Fund</b>			
1050 - Checking - CBB - Clubhouse	\$7,695.10	\$7,689.80	\$5.30
1051 - Checking - CBB - Water	\$4,529.33	\$4,529.15	\$0.18
1060 - Checking - Union Bank	\$38,166.21	\$40,406.08	(\$2,239.87)
<u>Cash &amp; Investments - Operating Fund Total</u>	\$50,390.64	\$52,625.03	(\$2,234.39)
<b>Cash &amp; Investments - Reserve Fund</b>			
1310 - Money Market - RBC Wealth	\$109,364.83	\$168,432.33	(\$59,067.50)
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	(\$0.02)	\$814.20	(\$814.22)
1330.11 - Fed Nat Mortgage 7/25/43	\$12,268.37	\$13,097.96	(\$829.59)
1330.12 - GNMA Trust 2/16/44	\$6,455.51	\$7,678.18	(\$1,222.67)
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	\$23,915.94	\$23,915.95	(\$0.01)
1330.21 - Fed Nat Mtg- 3/25/43	\$20,130.30	\$20,759.95	(\$629.65)
1330.22 - CD-Wells Fargo 11/20/28	\$55,000.00	\$55,000.00	\$0.00
1330.23 - FNMA Trust 6/25/45	\$22,843.23	\$23,495.45	(\$652.22)
<u>Cash &amp; Investments - Reserve Fund Total</u>	\$586,978.16	\$650,194.02	(\$63,215.86)
<b>Accounts Receivable</b>			
1400 - Accts. Rec. - Accounts Receivable	\$5,478.39	\$4,675.32	\$803.07
<u>Accounts Receivable Total</u>	\$5,478.39	\$4,675.32	\$803.07
<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	\$57,167.92	\$2,208.75	\$54,959.17
<u>Current Assets - Reserve Fund Total</u>	\$62,420.81	\$7,461.64	\$54,959.17
<b>Current Assets - Operating Fund</b>			
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
<b>Fixed Assets</b>			
1900 - Fixed Assets	\$24,108.25	\$24,108.25	\$0.00
1901 - A/D Fixed Assets	(\$24,108.25)	(\$24,108.25)	\$0.00
<u>Fixed Assets Total</u>	\$0.00	\$0.00	\$0.00
<b>Assets Total</b>	<b>\$707,170.00</b>	<b>\$716,858.01</b>	<b>(\$9,688.01)</b>
<b>Liabilities and Equity</b>			
<b>Current Liabilities - Operating Fund</b>			
2000 - Operating Accounts Payable	\$25,942.94	\$83,373.93	(\$57,430.99)
2010 - Accrued Expenses	\$7,981.91	\$12,126.69	(\$4,144.78)
2020 - Accrued Legal Collections	\$303.30	\$0.00	\$303.30
2200 - Prepaid Assessments	\$24,709.12	\$27,536.71	(\$2,827.59)

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	<u>Balance</u> <u>11/30/2015</u>	<u>Balance</u> <u>10/31/2015</u>	<u>Change</u>
2660 - Due to Reserve	\$57,167.92	\$2,208.75	\$54,959.17
2701 - Processing Suspense	\$390.00	\$255.00	\$135.00
2707 - NSF Fee Suspense	\$0.00	\$20.00	(\$20.00)
<u>Current Liabilities - Operating Fund Total</u>	\$116,495.19	\$125,521.08	(\$9,025.89)
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>	(\$28,720.52)	(\$36,315.09)	\$7,594.57
<u>Reserve Net Income</u>	(\$66,782.43)	(\$58,525.74)	(\$8,256.69)
<b>Liabilities &amp; Equity Total</b>	<b>\$707,170.00</b>	<b>\$716,858.01</b>	<b>(\$9,688.01)</b>

**Southpark Homeowners Association Number 2  
Budget Comparison Report - Fund  
11/1/2015 - 11/30/2015**

Accounts	11/1/2015 - 11/30/2015			1/1/2015 - 11/30/2015			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	\$747,472.00	\$747,472.00	\$0.00	\$815,424.00	\$67,952.00
4010 - Reserve Transfer	(\$12,878.00)	(\$12,878.00)	\$0.00	(\$141,658.00)	(\$141,658.00)	\$0.00	(\$154,536.00)	(\$12,878.00)
4015 - Late Fees	\$625.00	\$400.00	\$225.00	\$6,525.00	\$4,400.00	\$2,125.00	\$4,800.00	(\$1,725.00)
4020 - Legal - Collections	\$0.00	\$534.00	(\$534.00)	\$5,340.01	\$5,867.00	(\$526.99)	\$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	\$125.00	\$150.00	(\$25.00)	\$1,245.00	\$1,650.00	(\$405.00)	\$1,800.00	\$555.00
4700 - Interest	\$0.48	\$0.00	\$0.48	\$5.42	\$0.00	\$5.42	\$0.00	(\$5.42)
4702 - Income Tax Refund	\$1.00	\$0.00	\$1.00	\$1.00	\$0.00	\$1.00	\$0.00	(\$1.00)
4990 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00	(\$2.00)
<b>Total Income</b>	<b>\$55,825.48</b>	<b>\$56,158.00</b>	<b>(\$332.52)</b>	<b>\$619,002.43</b>	<b>\$617,731.00</b>	<b>\$1,271.43</b>	<b>\$673,888.00</b>	<b>\$54,885.57</b>
<b>Total Income</b>	<b>\$55,825.48</b>	<b>\$56,158.00</b>	<b>(\$332.52)</b>	<b>\$619,002.43</b>	<b>\$617,731.00</b>	<b>\$1,271.43</b>	<b>\$673,888.00</b>	<b>\$54,885.57</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	\$3,265.00	\$2,740.00	(\$525.00)	\$32,690.00	\$30,140.00	(\$2,550.00)	\$32,880.00	\$190.00
5015 - Accounting Fee	\$1,781.00	\$1,781.00	\$0.00	\$19,591.00	\$19,591.00	\$0.00	\$21,372.00	\$1,781.00
5020 - Legal - Collections	\$1,448.60	\$666.00	(\$782.60)	\$5,340.01	\$7,333.00	\$1,992.99	\$8,000.00	\$2,659.99
5142 - Legal - General	\$75.00	\$50.00	(\$25.00)	\$182.20	\$550.00	\$367.80	\$600.00	\$417.80
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	\$125.00	\$28.00	(\$97.00)	\$1,132.00	\$977.00	(\$155.00)	\$1,000.00	(\$132.00)
5210 - Security	\$0.00	\$0.00	\$0.00	\$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	\$120.00	\$50.00	(\$70.00)	\$1,015.33	\$550.00	(\$465.33)	\$600.00	(\$415.33)
5525 - Postage, Printing, Copies	\$351.66	\$458.33	\$106.67	\$2,305.36	\$5,041.63	\$2,736.27	\$5,500.00	\$3,194.64
5595 - Newsletter	\$175.00	\$175.00	\$0.00	\$1,925.00	\$1,925.00	\$0.00	\$2,100.00	\$175.00
5805 - Bank Charges	\$120.00	\$0.00	(\$120.00)	\$121.00	\$40.00	(\$81.00)	\$40.00	(\$81.00)
5950 - Contingency	\$0.00	\$584.00	\$584.00	\$0.00	\$6,417.00	\$6,417.00	\$7,000.00	\$7,000.00
<b>Total Administration</b>	<b>\$7,461.26</b>	<b>\$6,532.33</b>	<b>(\$928.93)</b>	<b>\$91,549.17</b>	<b>\$92,524.63</b>	<b>\$975.46</b>	<b>\$99,052.00</b>	<b>\$7,502.83</b>
<u>Buildings</u>								
6110 - Elevator/Inspection	\$58.22	\$0.00	(\$58.22)	\$58.22	\$0.00	(\$58.22)	\$0.00	(\$58.22)
<b>Total Buildings</b>	<b>\$58.22</b>	<b>\$0.00</b>	<b>(\$58.22)</b>	<b>\$58.22</b>	<b>\$0.00</b>	<b>(\$58.22)</b>	<b>\$0.00</b>	<b>(\$58.22)</b>
<u>Grounds</u>								
6200 - Landscape Contract	\$8,028.45	\$8,028.50	\$0.05	\$88,312.95	\$88,313.50	\$0.55	\$96,342.00	\$8,029.05
6210 - Snow Removal	\$16,176.98	\$7,500.00	(\$8,676.98)	\$86,673.40	\$37,500.00	(\$49,173.40)	\$45,000.00	(\$41,673.40)
6220 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$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	\$1,104.70	\$458.33	(\$646.37)	\$3,760.65	\$5,041.63	\$1,280.98	\$5,500.00	\$1,739.35
6348 - Debris Removal	\$0.00	\$520.00	\$520.00	\$7,840.50	\$6,280.00	(\$1,560.50)	\$6,800.00	(\$1,040.50)
6378 - Trees/Shrubs/Grass/Flowers	\$2,056.50	\$0.00	(\$2,056.50)	\$34,391.31	\$24,000.00	(\$10,391.31)	\$24,000.00	(\$10,391.31)
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	\$5,500.00	(\$2,103.90)	\$6,000.00	(\$1,603.90)
<b>Total Grounds</b>	<b>\$27,366.63</b>	<b>\$17,006.83</b>	<b>(\$10,359.80)</b>	<b>\$275,321.99</b>	<b>\$215,819.13</b>	<b>(\$59,502.86)</b>	<b>\$232,826.00</b>	<b>(\$42,495.99)</b>
<u>Recreation</u>								
6500 - Clubhouse/Cabana	\$139.39	\$0.00	(\$139.39)	\$139.39	\$0.00	(\$139.39)	\$0.00	(\$139.39)
6500.01 - Clubhouse-Painting/Misc	\$0.00	\$25.00	\$25.00	\$0.00	\$275.00	\$275.00	\$300.00	\$300.00
6500.02 - Clubhouse-Minor Repairs	\$0.00	\$75.00	\$75.00	\$0.00	\$825.00	\$825.00	\$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	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00	\$900.00	\$900.00
6550 - Community Activities	\$503.00	\$0.00	(\$503.00)	\$7,065.61	\$6,000.00	(\$1,065.61)	\$6,000.00	(\$1,065.61)
6580 - Janitorial/Housekeeping	\$0.00	\$115.00	\$115.00	\$1,755.00	\$1,865.00	\$110.00	\$2,000.00	\$245.00
6590 - Gas & Electric	\$160.00	\$250.00	\$90.00	\$8,737.00	\$9,220.00	\$483.00	\$9,500.00	\$763.00
6610 - Telephone	\$76.07	\$73.00	(\$3.07)	\$764.01	\$803.00	\$38.99	\$865.00	\$100.99
<b>Total Recreation</b>	<b>\$878.46</b>	<b>\$538.00</b>	<b>(\$340.46)</b>	<b>\$51,760.06</b>	<b>\$55,848.00</b>	<b>\$4,087.94</b>	<b>\$56,425.00</b>	<b>\$4,664.94</b>

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Budget Comparison Report - Fund  
11/1/2015 - 11/30/2015**

Accounts	11/1/2015 - 11/30/2015			1/1/2015 - 11/30/2015			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6707 - Electric	\$700.00	\$729.00	\$29.00	\$7,712.53	\$8,021.00	\$308.47	\$8,750.00	\$1,037.47
6710 - Water & Sewer	\$6,960.38	\$8,925.00	\$1,964.62	\$168,685.58	\$209,350.00	\$40,664.42	\$220,000.00	\$51,314.42
6760 - Trash	\$4,805.96	\$4,804.67	(\$1.29)	\$52,635.40	\$52,851.37	\$215.97	\$57,656.00	\$5,020.60
<b>Total Utilities</b>	<b>\$12,466.34</b>	<b>\$14,458.67</b>	<b>\$1,992.33</b>	<b>\$229,033.51</b>	<b>\$270,222.37</b>	<b>\$41,188.86</b>	<b>\$286,406.00</b>	<b>\$57,372.49</b>
<b>Total Expense</b>	<b>\$48,230.91</b>	<b>\$38,535.83</b>	<b>(\$9,695.08)</b>	<b>\$647,722.95</b>	<b>\$634,414.13</b>	<b>(\$13,308.82)</b>	<b>\$674,709.00</b>	<b>\$26,986.05</b>
<b>Operating Net Income</b>	<b>\$7,594.57</b>	<b>\$17,622.17</b>	<b>(\$10,027.60)</b>	<b>(\$28,720.52)</b>	<b>(\$16,683.13)</b>	<b>(\$12,037.39)</b>	<b>(\$821.00)</b>	<b>\$27,899.52</b>
<b>Reserve Income</b>								
<b>Reserve Income</b>								
8010 - Reserve Transfer	\$12,878.00	\$12,878.00	\$0.00	\$141,658.00	\$141,658.00	\$0.00	\$154,536.00	\$12,878.00
8530.01 - Comcast Agreement	\$1,928.77	\$0.00	\$1,928.77	\$11,999.83	\$0.00	\$11,999.83	\$0.00	(\$11,999.83)
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	\$727.53	\$1,000.00	(\$272.47)	\$7,845.87	\$11,000.00	(\$3,154.13)	\$12,000.00	\$4,154.13
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>\$15,534.30</b>	<b>\$13,878.00</b>	<b>\$1,656.30</b>	<b>\$180,597.61</b>	<b>\$152,658.00</b>	<b>\$27,939.61</b>	<b>\$166,536.00</b>	<b>(\$14,061.61)</b>
<b>Total Reserve Income</b>	<b>\$15,534.30</b>	<b>\$13,878.00</b>	<b>\$1,656.30</b>	<b>\$180,597.61</b>	<b>\$152,658.00</b>	<b>\$27,939.61</b>	<b>\$166,536.00</b>	<b>(\$14,061.61)</b>
<b>Reserve Expense</b>								
<b>Reserve Expenses</b>								
9105.01 - Landscape Renovation	\$0.00	\$0.00	\$0.00	\$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	\$22,443.49	\$0.00	(\$22,443.49)	\$22,443.49	\$8,000.00	(\$14,443.49)	\$8,000.00	(\$14,443.49)
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	\$1,087.50	\$0.00	(\$1,087.50)	\$3,155.00	\$0.00	(\$3,155.00)	\$0.00	(\$3,155.00)
9170 - Lighting Replace/Improve	\$260.00	\$781.67	\$521.67	\$8,295.00	\$8,598.37	\$303.37	\$9,380.00	\$1,085.00
9205 - Clubhouse	\$0.00	\$1,018.50	\$1,018.50	\$612.44	\$11,203.50	\$10,591.06	\$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>\$23,790.99</b>	<b>\$1,800.17</b>	<b>(\$21,990.82)</b>	<b>\$247,380.04</b>	<b>\$243,525.87</b>	<b>(\$3,854.17)</b>	<b>\$245,326.00</b>	<b>(\$2,054.04)</b>
<b>Total Reserve Expense</b>	<b>\$23,790.99</b>	<b>\$1,800.17</b>	<b>(\$21,990.82)</b>	<b>\$247,380.04</b>	<b>\$243,525.87</b>	<b>(\$3,854.17)</b>	<b>\$245,326.00</b>	<b>(\$2,054.04)</b>
<b>Reserve Net Income</b>	<b>(\$8,256.69)</b>	<b>\$12,077.83</b>	<b>(\$20,334.52)</b>	<b>(\$66,782.43)</b>	<b>(\$90,867.87)</b>	<b>\$24,085.44</b>	<b>(\$78,790.00)</b>	<b>(\$12,007.57)</b>
<b>Net Income</b>	<b>(\$662.12)</b>	<b>\$29,700.00</b>	<b>(\$30,362.12)</b>	<b>(\$95,502.95)</b>	<b>(\$107,551.00)</b>	<b>\$12,048.05</b>	<b>(\$79,611.00)</b>	<b>\$15,891.95</b>