

Lowell Blvd & W 136th Ave
Broomfield 80023

Lake Front HOA
Balance Sheet as of
October 31, 2011

Stillwater Community Management
Arvada, CO 80007

Assets	10/31/2011	10/31/2010
Current Assets		
1000 · Cash - Operating	7,000.04	15,603.58
1010 · Cash - Reserve	78,982.40	212,333.25
Total Cash	<u>85,982.44</u>	<u>227,936.83</u>
Other Current Assets		
1100 · A/R Homeowners	812.67	4,142.23
1110 · A/R Declarant	(3,000.00)	(3,000.00)
1150 · Allowance for Doubtful Accounts	(988.19)	(988.19)
1200 · Undeposited Funds	3,339.00	-
Total Other Current Assets	<u>163.48</u>	<u>154.04</u>
Total Assets	<u>86,145.92</u>	<u>228,090.87</u>
Liabilities and Equity		
Liabilities		
2000 · Accounts Payable	3,658.62	12,396.30
2100 · Prepaid Assessments	4,244.89	7,537.92
Total Liabilities	<u>7,903.51</u>	<u>175,405.81</u>
Association Equity		
3110 · Equity - Operating Fund	(14,321.12)	1,546.54
3130 · Equity - Reserve Fund	55,545.28	30,405.42
3150 · Equity - Working Capital	18,960.00	14,190.00
Net Income	18,110.29	6,543.10
Total Equity	<u>78,294.45</u>	<u>52,685.06</u>
Total Liabilities and Equity	<u>86,197.96</u>	<u>228,090.87</u>

Lowell Blvd & W 136th Ave
Broomfield 80023

Lake Front HOA
Income Statement
October 31, 2011

Stillwater Community Management
Arvada, CO 80007

	Current Month	Prior Year Month	Current YTD	Prior YTD	Budget YTD
Income					
4000 · Assessments - Homeowners	10,494.00	9,150.19	101,606.14	81,962.73	103,350.00
4050 · Working Capital	-	318.00	1,590.00	4,134.00	2,544.00
4200 · Late Fees	-	378.42	421.46	840.12	50.00
Total Income	<u>10,494.00</u>	<u>9,846.61</u>	<u>103,617.60</u>	<u>86,936.85</u>	<u>105,944.00</u>
Expense					
5020 · Electric Power	-	32.85	297.94	311.07	360.00
5060 · Fertilization/Weed/Insect	-	-	416.97	232.87	-
5080 · General Maintenance	-	89.08	65.00	164.08	-
5100 · Grounds Improvements	-	-	2,179.48	-	-
5120 · Grounds Maintenance	1,980.00	11,019.26	15,086.80	23,876.21	13,300.00
5140 · Grounds Repair Sprinklers	-	-	1,814.50	45.00	1,500.00
5180 · Snow Removal	-	-	3,841.95	4,172.75	5,199.00
5200 · Trash Removal	683.80	575.00	6,634.87	5,325.38	7,418.00
5220 · Water/Sewer	3,009.87	2,858.25	27,490.66	22,546.68	27,828.00
5260 · Back Flow Testing	-	-	-	-	150.00
5280 · Building Repairs - Plumbing	-	190.00	-	340.27	-
5300 · Building Repairs - Structure	-	-	5,252.50	3,668.00	2,080.00
6020 · Administrative	-	13.66	181.85	88.47	110.00
6040 · Audit Tax	-	-	150.00	150.00	150.00
6120 · Insurance	-	-	15,127.95	14,548.50	13,853.00
6160 · Late Fee Processing	-	-	-	10.00	200.00
6180 · Legal Fees	-	(50.00)	120.00	(15.00)	100.00
6240 · Miscellaneous	-	-	-	-	833.00
6280 · Postage and Delivery	-	2.20	24.64	22.88	25.00
6300 · Property Management	-	750.00	6,750.00	4,800.00	7,500.00
6390 · Bank Fees	-	8.40	208.80	181.83	165.00
6420 · Transfer to Reserve	2,640.00	2,943.00	23,300.52	26,381.00	25,960.00
Total Expense	<u>8,313.67</u>	<u>18,431.70</u>	<u>108,944.43</u>	<u>106,849.99</u>	<u>106,731.00</u>
Operating Profit/(Loss)	<u>2,180.33</u>	<u>(8,585.09)</u>	<u>(5,326.83)</u>	<u>(19,913.14)</u>	<u>(787.00)</u>
8000 · Transfer from Operating	2,640.00	2,943.00	23,300.52	26,381.00	25,960.00
8420 · Interest Reserve Fund	12.98	13.38	136.60	75.24	178.00
Reserve Income	<u>2,652.98</u>	<u>2,956.38</u>	<u>23,437.12</u>	<u>26,456.24</u>	<u>26,138.00</u>
Net Income	<u>4,833.31</u>	<u>(5,628.71)</u>	<u>18,110.29</u>	<u>6,543.10</u>	<u>25,351.00</u>