

Lowell Blvd & W 136th Ave  
Broomfield 80023

Lake Front HOA  
Balance Sheet as of  
October 31, 2012

Stillwater Community Management  
Arvada, CO 80007

Assets	10/31/2012	10/31/2011
Current Assets		
1000 · Cash - Operating	954.83	7,000.04
1010 · Cash - Reserve	95,483.68	78,982.40
Total Cash	<u>96,438.51</u>	<u>85,982.44</u>
Other Current Assets		
1100 · A/R Homeowners	1,857.91	812.67
1150 · Allowance for Doubtful Accounts	(988.19)	(988.19)
1200 · Undeposited Funds	9,375.87	3,339.00
Total Other Current Assets	<u>10,245.59</u>	<u>163.48</u>
Total Assets	<u>106,684.10</u>	<u>86,145.92</u>
Liabilities and Equity		
Liabilities		
2000 · Accounts Payable	2,892.16	3,658.62
2100 · Prepaid Assessments	17,630.69	4,244.89
Total Liabilities	<u>20,522.85</u>	<u>7,903.51</u>
Association Equity		
3110 · Equity - Operating Fund	(23,591.46)	(14,321.12)
3130 · Equity - Reserve Fund	84,524.37	55,545.28
3150 · Equity - Working Capital	21,504.00	18,960.00
Net Income	724.34	18,110.29
Total Equity	<u>83,161.25</u>	<u>78,294.45</u>
Total Liabilities and Equity	<u>103,684.10</u>	<u>86,197.96</u>

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Lake Front HOA  
Income Statement  
October 31, 2012

Stillwater Community Management  
Arvada, CO 80007

	Current Month	Prior Year Month	Current YTD	Prior YTD	Budget YTD
<b>Income</b>					
4000 · Assessments - Homeowners	12,381.49	10,494.00	115,094.04	101,606.14	113,447.00
4050 · Working Capital	954.00	-	3,498.00	1,590.00	3,498.00
4200 · Late Fees	91.61	-	589.63	421.46	50.00
4400 · Fines	-	-	50.00	-	-
<b>Total Income</b>	<u>13,427.10</u>	<u>10,494.00</u>	<u>119,231.67</u>	<u>103,617.60</u>	<u>116,995.00</u>
<b>Expense</b>					
5020 · Electric Power	37.13	-	345.06	297.94	360.00
5040 · Fence Maintenance	-	-	-	-	3,874.00
5060 · Fertilization/Weed/Insect	-	-	-	416.97	-
5080 · General Maintenance	-	-	9,100.00	65.00	-
5100 · Grounds Improvements	-	-	4,569.00	2,179.48	2,400.00
5120 · Grounds Maintenance	-	1,980.00	12,599.15	15,086.80	12,000.00
5140 · Grounds Repair Sprinklers	-	-	3,127.99	1,814.50	1,500.00
5180 · Snow Removal	-	-	4,657.32	3,841.95	4,724.00
5200 · Trash Removal	841.82	683.80	7,686.18	6,634.87	8,075.00
5220 · Water/Sewer	2,705.03	3,009.87	29,122.56	27,490.66	31,240.00
5260 · Back Flow Testing	-	-	-	-	150.00
5280 · Building Repairs - Plumbing	-	-	98.00	-	-
5300 · Building Repairs - Structure	430.00	-	2,133.00	5,252.50	2,080.00
6020 · Administrative	-	-	459.39	181.85	110.00
6040 · Audit Tax	-	-	300.00	150.00	150.00
6120 · Insurance	1,566.78	-	17,700.30	15,127.95	15,776.00
6160 · Late Fee Processing	-	-	-	-	200.00
6180 · Legal Fees	(455.00)	-	951.00	120.00	100.00
6240 · Miscellaneous	-	-	293.00	-	833.00
6280 · Postage and Delivery	4.05	-	38.09	24.64	25.00
6300 · Property Management	750.00	-	9,000.00	6,750.00	7,500.00
6380 · Taxes	-	-	-	-	150.00
6390 · Bank Fees	27.30	-	260.40	208.80	250.00
6420 · Transfer to Reserve	2,824.00	2,640.00	27,026.20	23,300.52	21,737.00
<b>Total Expense</b>	<u>8,731.11</u>	<u>8,313.67</u>	<u>129,466.64</u>	<u>108,944.43</u>	<u>113,234.00</u>
<b>Operating Profit/(Loss)</b>	<u>4,695.99</u>	<u>2,180.33</u>	<u>(10,234.97)</u>	<u>(5,326.83)</u>	<u>3,761.00</u>
8000 · Transfer from Operating	-	2,640.00	10,845.20	23,300.52	21,737.00
8420 · Interest Reserve Fund	10.60	12.98	114.11	136.60	154.00
<b>Reserve Income</b>	<u>10.60</u>	<u>2,652.98</u>	<u>10,959.31</u>	<u>23,437.12</u>	<u>21,891.00</u>
<b>Net Income</b>	<u>4,706.59</u>	<u>4,833.31</u>	<u>724.34</u>	<u>18,110.29</u>	<u>25,652.00</u>