

Lowell Blvd & W 136th Ave  
Broomfield 80023

Lake Front HOA  
Balance Sheet as of  
July 31, 2012

Stillwater Community Management  
Arvada, CO 80007

Assets	7/31/2012	7/31/2011
Current Assets		
1000 · Cash - Operating	21,394.90	24,690.48
1010 · Cash - Reserve	95,449.15	73,204.33
Total Cash	<u>116,844.05</u>	<u>97,894.81</u>
Other Current Assets		
1100 · A/R Homeowners	66.52	1,496.28
1150 · Allowance for Doubtful Accounts	(988.19)	(988.19)
1200 · Undeposited Funds	8,643.90	-
Total Other Current Assets	<u>7,722.23</u>	<u>(2,491.91)</u>
Total Assets	<u>124,566.28</u>	<u>95,402.90</u>
Liabilities and Equity		
Liabilities		
2000 · Accounts Payable	7,233.55	12,838.69
2100 · Prepaid Assessments	9,801.69	10,150.50
Total Liabilities	<u>17,035.24</u>	<u>22,989.19</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	22,094.13	12,229.55
Total Equity	<u>104,531.04</u>	<u>72,413.71</u>
Total Liabilities and Equity	<u>121,566.28</u>	<u>95,402.90</u>

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Lake Front HOA  
Income Statement  
July 31, 2012

Stillwater Community Management  
Arvada, CO 80007

Income	Current Month	Prior Year Month	Current YTD	Prior YTD	Budget YTD
4000 · Assessments - Homeowners	11,480.90	10,494.00	78,761.85	70,601.14	77,831.00
4050 · Working Capital	954.00	-	2,226.00	1,590.00	2,226.00
4200 · Late Fees	20.00	-	307.24	421.46	35.00
<b>Total Income</b>	<b><u>12,454.90</u></b>	<b><u>10,494.00</u></b>	<b><u>81,295.09</u></b>	<b><u>72,612.60</u></b>	<b><u>80,092.00</u></b>
<b>Expense</b>					
5020 · Electric Power	72.01	33.89	233.85	230.18	252.00
5040 · Fence Maintenance	-	-	-	-	3,874.00
5060 · Fertilization/Weed/Insect	-	350.00	-	350.00	-
5080 · General Maintenance	-	-	-	65.00	-
5100 · Grounds Improvements	4,569.00	2,179.48	4,569.00	2,179.48	2,400.00
5120 · Grounds Maintenance	1,900.00	2,060.00	3,940.00	8,363.05	6,856.00
5140 · Grounds Repair Sprinklers	1,592.75	-	3,127.99	-	1,500.00
5180 · Snow Removal	-	-	4,657.32	3,841.95	3,543.00
5200 · Trash Removal	774.44	682.80	5,248.98	4,585.47	5,532.00
5220 · Water/Sewer	3,808.47	3,275.08	18,988.71	17,470.45	19,663.00
5260 · Back Flow Testing	-	-	-	-	150.00
5280 · Building Repairs - Plumbing	-	-	98.00	-	-
5300 · Building Repairs - Structure	-	122.50	928.00	5,252.50	1,456.00
6020 · Administrative	-	-	399.39	177.29	77.00
6040 · Audit Tax	-	-	300.00	150.00	150.00
6120 · Insurance	275.00	2,112.74	9,758.06	13,015.21	9,860.00
6160 · Late Fee Processing	-	-	-	-	140.00
6180 · Legal Fees	70.50	-	70.50	120.00	70.00
6240 · Miscellaneous	-	-	-	-	583.00
6280 · Postage and Delivery	2.70	-	29.09	18.92	18.00
6300 · Property Management	750.00	-	6,750.00	4,500.00	5,250.00
6380 · Taxes	-	-	-	-	150.00
6390 · Bank Fees	25.20	23.10	181.65	162.60	169.00
6420 · Transfer to Reserve	-	2,640.00	10,845.20	17,560.00	13,664.00
<b>Total Expense</b>	<b><u>13,840.07</u></b>	<b><u>13,479.59</u></b>	<b><u>70,125.74</u></b>	<b><u>78,042.10</u></b>	<b><u>75,357.00</u></b>
<b>Operating Profit/(Loss)</b>	<b><u>(1,385.17)</u></b>	<b><u>(2,985.59)</u></b>	<b><u>11,169.35</u></b>	<b><u>(5,429.50)</u></b>	<b><u>4,735.00</u></b>
8000 · Transfer from Operating	-	5,200.00	10,845.20	17,560.00	13,664.00
8420 · Interest Reserve Fund	12.16	12.94	79.58	99.05	104.00
<b>Reserve Income</b>	<b><u>12.16</u></b>	<b><u>5,212.94</u></b>	<b><u>10,924.78</u></b>	<b><u>17,659.05</u></b>	<b><u>13,768.00</u></b>
<b>Net Income</b>	<b><u>(1,373.01)</u></b>	<b><u>2,227.35</u></b>	<b><u>22,094.13</u></b>	<b><u>12,229.55</u></b>	<b><u>18,503.00</u></b>