

Lowell Blvd & W 136th Ave
Broomfield 80023

Lake Front HOA
Balance Sheet as of
September 30, 2012

Stillwater Community Management
Arvada, CO 80007

Assets	9/30/2012	9/30/2011
Current Assets		
1000 · Cash - Operating	4,783.73	19,359.77
1010 · Cash - Reserve	95,473.08	76,329.42
Total Cash	<u>100,256.81</u>	<u>95,689.19</u>
Other Current Assets		
1100 · A/R Homeowners	(119.70)	1,287.28
1150 · Allowance for Doubtful Accounts	(988.19)	(988.19)
1200 · Undeposited Funds	10,869.70	-
Total Other Current Assets	<u>9,761.81</u>	<u>(2,700.91)</u>
Total Assets	<u><u>110,018.62</u></u>	<u><u>92,988.28</u></u>
Liabilities and Equity		
Liabilities		
2000 · Accounts Payable	16,498.27	12,315.68
2100 · Prepaid Assessments	12,065.69	7,263.50
Total Liabilities	<u>28,563.96</u>	<u>19,579.18</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	(3,982.25)	13,276.98
Total Equity	<u>78,454.66</u>	<u>73,461.14</u>
Total Liabilities and Equity	<u><u>107,018.62</u></u>	<u><u>93,040.32</u></u>

Lake Front HOA
Income Statement
September 30, 2012

	Current Month	Prior Year Month	Current YTD	Prior YTD	Budget YTD
Income					
4000 · Assessments - Homeowners	12,025.70	10,017.00	102,712.55	91,112.14	101,045.00
4050 · Working Capital	318.00	-	2,544.00	1,590.00	2,862.00
4200 · Late Fees	93.18	-	498.02	421.46	45.00
4400 · Fines	25.00	-	50.00	-	-
Total Income	<u>12,461.88</u>	<u>10,017.00</u>	<u>105,804.57</u>	<u>93,123.60</u>	<u>103,952.00</u>
Expense					
5020 · Electric Power	1.39	34.09	307.93	297.94	324.00
5040 · Fence Maintenance	-	-	-	-	3,874.00
5060 · Fertilization/Weed/Insect	-	66.97	-	416.97	-
5080 · General Maintenance	9,100.00	-	9,100.00	65.00	-
5100 · Grounds Improvements	-	-	4,569.00	2,179.48	2,400.00
5120 · Grounds Maintenance	2,959.15	2,643.75	12,599.15	13,106.80	10,284.00
5140 · Grounds Repair Sprinklers	-	321.00	3,127.99	1,814.50	1,500.00
5180 · Snow Removal	-	-	4,657.32	3,841.95	3,543.00
5200 · Trash Removal	34.88	682.80	6,844.36	5,951.07	7,212.00
5220 · Water/Sewer	3,907.73	3,133.07	26,417.53	24,480.79	27,369.00
5260 · Back Flow Testing	-	-	-	-	150.00
5280 · Building Repairs - Plumbing	-	-	98.00	-	-
5300 · Building Repairs - Structure	-	-	1,703.00	5,252.50	1,872.00
6020 · Administrative	60.00	0.12	459.39	181.85	99.00
6040 · Audit Tax	-	-	300.00	150.00	150.00
6120 · Insurance	1,566.78	-	16,133.52	15,127.95	13,804.00
6160 · Late Fee Processing	-	-	-	-	180.00
6180 · Legal Fees	530.00	-	1,406.00	120.00	90.00
6240 · Miscellaneous	-	-	293.00	-	750.00
6280 · Postage and Delivery	2.70	3.08	34.04	24.64	23.00
6300 · Property Management	750.00	1,500.00	8,250.00	6,750.00	6,750.00
6380 · Taxes	-	-	-	-	150.00
6390 · Bank Fees	25.20	46.20	233.10	208.80	223.00
6420 · Transfer to Reserve	2,787.00	460.52	24,202.20	20,660.52	18,986.00
Total Expense	<u>21,724.83</u>	<u>8,891.60</u>	<u>120,735.53</u>	<u>100,630.76</u>	<u>99,733.00</u>
Operating Profit/(Loss)	<u>(9,262.95)</u>	<u>1,125.40</u>	<u>(14,930.96)</u>	<u>(7,507.16)</u>	<u>4,219.00</u>
8000 · Transfer from Operating	-	3,100.52	10,845.20	20,660.52	18,986.00
8420 · Interest Reserve Fund	11.77	12.13	103.51	123.62	137.00
Reserve Income	<u>11.77</u>	<u>3,112.65</u>	<u>10,948.71</u>	<u>20,784.14</u>	<u>19,123.00</u>
Net Income	<u>(9,251.18)</u>	<u>4,238.05</u>	<u>(3,982.25)</u>	<u>13,276.98</u>	<u>23,342.00</u>