

Settler's Village Sub-Association, Inc.

July 2006 Financial Statements Overview

Balance Sheet

No additional comments.

Income Statement

Revenues:

Revenue is unfavorable to budget by \$935.55 due to late and legal fees. There have been minimal late payments.

Expenses:

1) Operating expenses are unfavorable to budget by \$2,423.14 due to Water/Irrigation (\$2,687.05) and Water/Sewer (\$694.10) unfavorable variances. There is savings in Trash Removal of \$809.56.

2) Maintenance expenses are favorable to budget by \$8,835.17 due primarily to savings in snow removal expense of \$7,620.00. We also have savings in Property Maintenance (\$299.20), Streets/Sidewalks/Sweeping (\$800.00), Lawncare / Grounds (\$2,154.68) and Fertilization/Weed Control (\$1,000.00). Building Maintenance Roof & Gutter (\$772.94) and Exterior Lights (\$1,827.64) are unfavorable to budget. These variances will increase in August due to the large number of roof leaks that have incurred and more lighting issues.

3) Administrative expenses are favorable to budget by \$8,197.50 due to savings in Insurance of (\$4,811.00) and Internet Site Expense of \$564.56. We have some additional savings in Audit of \$2,600.00. However, we are still waiting on a final bill once the audit is complete. The Prior Year Expense is unfavorable to budget by \$966.38.

4) Net operating income for the year is favorable to budget by \$13,673.98 due to items mentioned above.

Replacement Fund

The Replacement Fund net income is favorable to budget by \$11,787.89. This variance will decrease as we finish up on painting, rock fascia repairs and concrete work in September. We are projected to be unfavorable to budget by the end of the year.

Kind Regards,



Brian Sheppelman

Highlands Ranch Community Association

Settler's Village Subassociation, Inc.
Balance Sheet
July 31, 2006

Account	Description	Operating	Reserve	Total
ASSETS				
	Current Assets			
1010	Operating - Wells Fargo	\$56,160.35	\$0.00	\$56,160.35
1011	Reserve - Wells Fargo	0.00	7,489.75	7,489.75
1035	Reserve - Vanguard	0.00	117,317.49	117,317.49
1036	Reserve - Market Adjustment	0.00	7,319.33	7,319.33
1034	Reserve - Dain Rauscher	0.00	280,977.01	280,977.01
1100	AR Homeowners Assessments	1,510.00	0.00	1,510.00
1200	Prepaid Insurance	8,454.25	0.00	8,454.25
1350	Due from Reserve to Operating	7,200.00	0.00	7,200.00
	Total Assets	<u>73,324.60</u>	<u>413,103.58</u>	<u>486,428.18</u>
LIABILITIES & EQUITY				
	Current Liabilities			
2000	Accounts Payable	34,660.61	0.00	34,660.61
2006	Accrued Groundmaster Expense	11,739.00	0.00	11,739.00
2015	Insurance Claim Payment	5,420.39	0.00	5,420.39
2100	Prepaid Assessments	13,499.84	0.00	13,499.84
2300	Due to Operating from Reserves	0.00	1,815.42	1,815.42
	Total Liabilities	<u>65,319.84</u>	<u>1,815.42</u>	<u>67,135.26</u>
3900	Fund Balance	(10,131.13)	355,763.21	345,632.08
3800	Current Year Earnings	18,135.89	55,524.95	73,660.84
	Total Fund Balance	<u>8,004.76</u>	<u>411,288.16</u>	<u>419,292.92</u>
	Total Liabilities & Fund Balance	<u>73,324.60</u>	<u>413,103.58</u>	<u>486,428.18</u>

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Settler's Village Subassociation, Inc.
Income Statement
For the Seven Months Ending July 31, 2006

Account	Description	Current Month			Year-To-Date			Yearly Budget
		Actual	Budget	Favorable/ (Unfavorable)	Actual	Budget	Favorable/ (Unfavorable)	
Revenue								
<i>OPERATING INCOME:</i>								
4000	Assessment Revenue	34,825.00	34,825.00	0.00	243,775.00	243,775.00	0.00	417,900.00
4010	Late Fee Revenue	275.00	142.92	132.08	750.00	1,000.44	(250.44)	1,715.00
4020	Legal Fee Revenue	0.00	142.92	(142.92)	300.00	1,000.44	(700.44)	1,715.00
4200	Miscellaneous Revenue	0.00	0.00	0.00	15.33	0.00	15.33	0.00
	Total Operating Income	35,100.00	35,110.84	(10.84)	244,840.33	245,775.88	(935.55)	421,330.00
Expenses								
<i>OPERATING EXPENSE:</i>								
5000	Water / Sewer	5,585.35	5,316.67	(268.68)	37,910.79	37,216.69	(694.10)	63,800.00
5100	Water / Irrigation	8,692.60	3,800.00	(4,892.60)	14,787.05	12,100.00	(2,687.05)	23,500.00
5200	Electric	166.48	313.75	147.27	2,047.80	2,196.25	148.45	3,765.00
5300	Trash Removal	1,566.13	1,768.52	202.39	10,962.91	11,772.47	809.56	20,615.00
	Subtotal Operating Expense	16,010.56	11,198.94	(4,811.62)	65,708.55	63,285.41	(2,423.14)	111,680.00
<i>MAINTENANCE EXPENSE</i>								
6000	Building Maint, Roof & Gutter	1,105.00	650.00	(455.00)	5,322.94	4,550.00	(772.94)	7,800.00
6050	Property Maintenance	738.40	596.67	(141.73)	3,877.49	4,176.69	299.20	7,160.00
6100	Streets / Sidewalks / Sweeping	0.00	0.00	0.00	0.00	800.00	800.00	800.00
6150	Snow Removal	0.00	0.00	0.00	6,180.00	13,800.00	7,620.00	24,150.00
6200	Lawn care / Grounds	3,555.08	4,400.00	844.92	15,480.32	17,635.00	2,154.68	39,635.00
6250	Irrigation Repairs & Maint	1,620.08	1,152.00	(468.08)	3,894.63	3,456.00	(438.63)	5,760.00
6300	Fertilization / Weed Control	0.00	250.00	250.00	0.00	1,000.00	1,000.00	1,500.00
6350	Tree Maintenance	0.00	0.00	0.00	717.50	718.00	0.50	1,500.00
6400	Exterior Lights	1,197.99	440.00	(757.99)	4,907.64	3,080.00	(1,827.64)	5,280.00
	Subtotal Maintenance Expense	8,216.55	7,488.67	(727.88)	40,380.52	49,215.69	8,835.17	93,585.00
<i>ADMINISTRATIVE</i>								
7000	Management Fee	1,791.00	1,800.83	9.83	12,537.00	12,605.81	68.81	21,610.00
7050	Legal	50.00	437.50	387.50	3,070.00	3,062.50	(7.50)	5,250.00
7100	Audit	0.00	0.00	0.00	2,400.00	5,000.00	2,600.00	5,000.00
7200	Insurance	3,682.00	5,985.42	2,303.42	37,086.94	41,897.94	4,811.00	71,825.00
7250	Postage	12.27	68.33	56.06	273.93	478.31	204.38	820.00
7300	Copies	34.93	66.67	31.74	450.87	466.69	15.82	800.00
7350	Minutes / Meeting Room	0.00	25.00	25.00	0.00	175.00	175.00	300.00
7500	Party Expense	0.00	0.00	0.00	0.00	0.00	0.00	600.00
7600	Bank Charges	(15.00)	33.33	48.33	(23.89)	233.31	257.20	400.00
7700	Reserve Study	0.00	0.00	0.00	2,425.56	2,500.00	74.44	2,500.00
6600	Office Supplies	32.19	91.67	59.48	241.52	641.69	400.17	1,100.00
7900	Internet Site Expense	0.00	142.08	142.08	430.00	994.56	564.56	1,705.00
7650	Transfer to Reserves	8,679.58	8,679.58	0.00	60,757.06	60,757.06	0.00	104,155.00
6800	Prior Year Expense	0.00	0.00	0.00	966.38	0.00	(966.38)	0.00
	Subtotal Administrative	14,266.97	17,330.41	3,063.44	120,615.37	128,812.87	8,197.50	216,065.00
	Total Expenses	38,494.08	36,018.02	(2,476.06)	226,704.44	241,313.97	14,609.53	421,330.00
	Net Operating Income (Loss)	(3,394.08)	(907.18)	(2,486.90)	18,135.89	4,461.91	13,673.98	0.00

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Settler's Village Subassociation, Inc.
Income Statement
For the Seven Months Ending July 31, 2006

Account	Description	Current Month			Year-To-Date			Yearly Budget
		Actual	Budget	Favorable/ (Unfavorable)	Actual	Budget	Favorable/ (Unfavorable)	
Replacement Fund								
<i>REPLACEMENT FUND INCOME:</i>								
8050	Reserve Income	17,359.16	8,679.58	8,679.58	60,757.06	60,757.06	0.00	104,155.00
8900	Reserve Interest Income	<u>877.62</u>	<u>1,800.00</u>	<u>(922.38)</u>	<u>7,981.92</u>	<u>8,180.00</u>	<u>(198.08)</u>	<u>18,000.00</u>
	Total Replacement Income	18,236.78	10,479.58	7,757.20	68,738.98	68,937.06	(198.08)	122,155.00
<i>REPLACEMENT FUND EXPENSES:</i>								
9000	Siding	0.00	0.00	0.00	0.00	12,000.00	12,000.00	12,000.00
9200	Painting	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
9300	Irrigation	300.00	0.00	(300.00)	1,279.03	0.00	(1,279.03)	4,000.00
9250	Gutter Replacement	0.00	0.00	0.00	0.00	800.00	800.00	800.00
9350	Retaining Walls	0.00	0.00	0.00	0.00	400.00	400.00	400.00
9400	Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
9450	Landscaping	10,195.00	2,000.00	(8,195.00)	10,195.00	4,000.00	(6,195.00)	4,000.00
9600	Outdoor Lights	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	4,000.00
9500	General Improvements	0.00	0.00	0.00	0.00	0.00	0.00	1,040.00
9650	Blizzard Contingency	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
9550	Contingency	0.00	0.00	0.00	0.00	0.00	0.00	3,524.00
7150	Income Tax Expense on Reserves	0.00	0.00	0.00	1,740.00	0.00	(1,740.00)	0.00
	Total Replacement Expenses	10,495.00	6,000.00	(4,495.00)	13,214.03	25,200.00	11,985.97	38,764.00
	Net Reserve Income (Loss)	<u>7,741.78</u>	<u>4,479.58</u>	<u>3,262.20</u>	<u>55,524.95</u>	<u>43,737.06</u>	<u>11,787.89</u>	<u>83,391.00</u>
	Total Settler's Village Net Inco	<u>4,347.70</u>	<u>3,572.40</u>	<u>775.30</u>	<u>73,660.84</u>	<u>48,198.97</u>	<u>25,461.87</u>	<u>83,391.00</u>