

Settlers Village Sub-Association, Inc.

Financial Statements Overview for the seven months ending July 31, 2007

Balance Sheet

We continue to monitor the due to Reserves from Operating accounts.

Income Statement

Revenues:

Revenues are favorable to budget by \$250.00 due to Late Fee Revenue.

Expenses:

1) Operating expenses are favorable to budget by \$3,038.91 due to the savings in Water / Irrigation of \$3,512.80. We have savings in Trash of \$353.02 due to switching trash providers. We have unfavorable variances in Water/Sewer of \$677.75 and Electric of \$149.16.

2) Maintenance expenses are unfavorable to budget by \$15,594.80 due to Snow Removal (\$8,800.63), Roof & Gutter Repairs (\$5,246.44), Building Maintenance (\$4,429.79) and Irrigation Repairs & Maintenance (\$824.37). We are seeing some savings in Pest Control (\$1,869.75), Tree Maintenance (\$1,000.00) and Fertilization/Weed Control (\$750.00).

3) Administrative expenses are favorable to budget by \$3,646.25 due to savings in Legal fees of \$2,816.69 and Insurance of \$570.67.

4) Net Operating Income for the year is \$8,317.96 versus the budgeted \$16,977.60 for an unfavorable variance of \$8,659.64 due to items mentioned above.

Replacement Fund

The Replacement Fund net income is unfavorable to budget by \$1,783.20 due to the closing of the Vanguard accounts write off of \$8,036.15 in Market adjustments. We also have an unfavorable variance of \$2,520.00 in Free Standing Wall Repair. This is due to budget timing and will decrease. We are seeing some savings in Reserve Interest Income (\$4,433.05), Irrigation Expense (\$2,080.00) and Landscaping Expense (\$2,600.00).

Kind Regards,



Brian Sheppelman

Highlands Ranch Community Association

Settler's Village Subassociation, Inc.
Balance Sheet
July 31, 2007

Account	Description	Operating	Reserve	Total
ASSETS				
Current Assets				
1010	Operating - Wells Fargo	\$42,565.21	\$0.00	\$42,565.21
1036	Reserve - Market Adjustment	0.00	1,217.00	1,217.00
1034	Reserve - Dain Rauscher	0.00	421,162.80	421,162.80
1100	AR Homeowners Assessments	2,170.00	0.00	2,170.00
1191	AR Miscellaneous	0.00	1,550.00	1,550.00
1200	Prepaid Insurance	9,144.50	0.00	9,144.50
1300	Due from Operating to Reserve	0.00	35,216.74	35,216.74
	Total Assets	<u>53,879.71</u>	<u>459,146.54</u>	<u>513,026.25</u>
LIABILITIES & EQUITY				
Current Liabilities				
2000	Accounts Payable	20,650.65	0.00	20,650.65
2005	Accrued Accounts Payable	100.00	0.00	100.00
2100	Prepaid Assessments	10,799.89	0.00	10,799.89
2350	Due to Reserve from Operating	35,216.74	0.00	35,216.74
	Total Liabilities	<u>66,767.28</u>	<u>0.00</u>	<u>66,767.28</u>
3900	Fund Balance	(92,489.53)	415,982.90	323,493.37
3950	Working Capital Fund Balance	72,834.00	0.00	72,834.00
3800	Current Year Earnings	8,317.96	41,613.64	49,931.60
	Total Fund Balance	<u>(11,337.57)</u>	<u>457,596.54</u>	<u>446,258.97</u>
	Total Liabilities & Fund Balance	<u>55,429.71</u>	<u>457,596.54</u>	<u>513,026.25</u>

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Setler's Village Subassociation, Inc.
Income Statement
For the Seven Months Ending July 31, 2007

Account	Description	Current Month			Year-To-Date			Yearly Budget
		Actual	Budget	Favorable/ (Unfavorable)	Actual	Budget	Favorable/ (Unfavorable)	
Revenue								
OPERATING INCOME:								
4000	Assessment Revenue	35,820.00	35,820.00	0.00	250,740.00	250,740.00	0.00	429,840.00
4010	Late Fee Revenue	175.00	25.00	100.00	425.00	175.00	250.00	100.00
	Total Operating Income	35,995.00	35,845.00	100.00	251,165.00	250,915.00	250.00	430,340.00
Expenses								
OPERATING EXPENSE:								
5000	Water / Sewer	5,890.65	5,887.50	(3.15)	40,240.25	39,562.50	(677.75)	69,000.00
5100	Water / Irrigation	6,316.80	4,808.00	(1,518.00)	9,397.20	12,760.00	3,362.80	29,800.00
5200	Electric	294.39	383.33	88.94	2,432.51	2,283.35	(149.16)	4,200.00
5300	Trash Removal	1,094.50	1,031.33	(63.17)	10,680.33	11,033.35	353.02	16,200.00
	Subtotal Operating Expense	13,596.34	12,109.16	(1,487.18)	62,748.29	63,579.20	830.91	119,200.00
MAINTENANCE EXPENSE:								
6000	Roof & Gutter Repairs	0.00	1,749.99	1,749.99	9,496.45	4,250.01	(5,246.44)	13,000.00
6010	Blindling Maintenance	1,971.42	583.34	(1,388.08)	7,815.31	2,583.37	(5,231.94)	5,500.00
6050	Landscape Maintenance	792.95	500.00	(292.95)	2,277.95	2,300.00	22.05	4,000.00
6060	Pest Control	150.00	600.00	450.00	730.25	2,600.00	1,869.75	4,400.00
6150	Snow Removal	0.00	0.00	0.00	21,800.63	13,050.00	(8,750.63)	34,000.00
6200	Contracted Landscaping / Grounds	3,553.88	3,555.08	0.00	24,885.55	24,885.36	0.00	42,600.00
6250	Irrigation Repairs & Maint	1,258.70	1,666.67	407.97	5,491.04	4,666.67	(824.37)	8,000.00
6300	Fertilization / Weed Control	0.00	0.00	0.00	0.00	750.00	750.00	1,300.00
6350	Tree Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,500.00
6370	Bush Replacement	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
6400	Exterior Lights	1,266.34	666.67	(600.17)	4,902.06	4,666.69	(235.37)	8,000.00
	Subtotal Maintenance Expense	8,994.99	9,821.75	826.76	76,497.05	60,902.23	(15,594.82)	125,061.00
ADMINISTRATIVE:								
7000	Management Fee	1,853.69	1,854.17	0.48	12,973.83	12,979.19	5.36	22,250.00
7050	Legal	100.00	416.67	316.67	300.00	2,916.69	2,616.69	5,000.00
7100	Audit	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
7200	Insurance	3,289.75	3,318.00	28.25	24,339.33	25,410.00	1,070.67	42,000.00
7230	Postage	93.56	60.67	(32.89)	718.84	466.69	(252.15)	800.00
7100	Copiers	164.36	66.67	(97.69)	476.77	466.69	(10.08)	800.00
7600	Bank Charges	9.60	37.50	27.90	184.33	62.52	(121.81)	150.00
6600	Office Supplies	32.94	62.50	29.56	777.30	437.50	(339.80)	750.00
7900	Internet Site Expense	62.50	66.67	4.17	487.50	666.67	179.17	1,000.00
7650	Transfer to Reserves	9,150.00	9,150.00	0.00	64,050.00	64,050.00	0.00	64,050.00
	Subtotal Administrative	14,756.40	15,078.85	322.45	103,809.70	107,455.95	3,646.25	138,900.00
	Total Expenses	37,347.13	36,964.76	(382.37)	242,847.04	231,937.40	(10,909.64)	383,361.00
	Net Operating Income (Loss)	(1,402.13)	(1,119.76)	(282.37)	8,317.96	16,977.60	(8,659.64)	46,979.00

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Settler's Village Subassociation, Inc.
Income Statement
For the Seven Months Ending July 31, 2007

Account	Description	Current Month			Year-To-Date			Yearly Budget
		Actual	Budget	Favorable/ (Unfavorable)	Actual	Budget	Favorable/ (Unfavorable)	
Replacement Fund								
REPLACEMENT FUND INCOME:								
8030	Reserve Income	9,130.00	9,130.00	0.00	64,050.00	64,050.00	0.00	64,050.00
8900	Reserve Interest Income	3,251.55	0.00	3,251.55	14,433.03	10,000.00	4,433.03	10,000.00
8970	Reserve Market Adjustment	0.00	0.00	0.00	(8,036.15)	0.00	(8,036.15)	0.00
	Total Replacement Income	12,401.55	9,130.00	3,251.55	70,466.90	74,050.00	(3,603.10)	74,050.00
REPLACEMENT FUND EXPENSES:								
7130	Income Taxes	0.00	0.00	0.00	850.00	850.00	0.00	850.00
9000	Free Standing Wall Repair	1,070.00	0.00	(1,070.00)	2,320.00	0.00	(2,320.00)	14,360.00
9200	Painting	0.00	0.00	0.00	21,923.26	21,923.16	0.90	21,923.16
9300	Irrigation	0.00	2,080.00	2,080.00	0.00	2,080.00	2,080.00	2,080.00
9350	Retaining Walls	0.00	0.00	0.00	3,200.00	3,200.00	0.00	3,200.00
9400	Concrete Repairs	0.00	0.00	0.00	330.00	0.00	(330.00)	13,947.84
9450	Landscaping	0.00	2,600.00	2,600.00	0.00	2,600.00	2,600.00	5,200.00
	Total Replacement Expenses	1,070.00	4,680.00	3,610.00	28,013.26	30,653.16	1,819.90	60,861.00
	Net Reserve Income (Loss)	11,331.55	4,470.00	6,861.55	41,613.64	43,396.84	(1,783.20)	13,189.00
	Total Settler's Village Net Faco	9,929.42	3,350.34	6,579.18	49,531.60	60,374.44	(10,442.84)	60,168.00