

Settlers Village Sub-Association, Inc.

Financial Statements Overview for the nine months ending September 30, 2007

Balance Sheet

We continue to monitor the due to Reserves from Operating accounts. The AR Homeowners Assessments has increased for September. We had 10 late homes and 3 homeowners sent to legal in September.

Income Statement

Revenues:

Revenues are favorable to budget by \$575.00 due to Late Fee Revenue.

Expenses:

1) Operating expenses are favorable to budget by \$2,957.79 due to the savings in Water / Irrigation of \$3,260.30. We have savings in Trash of \$230.68 due to switching trash providers. We have an unfavorable variance in Water/Sewer of \$562.05.

2) Maintenance expenses are unfavorable to budget by \$9,816.96 due to Snow Removal (\$8,800.63), Roof & Gutter Repairs (\$3,208.22), Building Maintenance (\$3,656.20) and Exterior Lights (\$319.79). We are seeing some savings in Pest Control (\$2,844.75), Tree Maintenance (\$1,500.00) and Bush Replacement (\$1,070.00).

3) Administrative expenses are favorable to budget by \$4,494.79 due to savings in Legal (\$3,650.03) and Insurance (\$627.17).

4) Net Operating Income for the year is \$26,498.71 versus the budgeted \$28,288.09 for an unfavorable variance of \$1,789.38 due to items mentioned above.

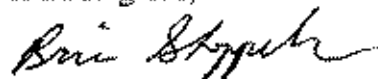
Replacement Fund

Replacement Fund Income is unfavorable to budget by \$698.98 due to the unbudgeted market loss of \$3,360.26. This is offset by Interest Income with a favorable variance of \$2,661.28.

Replacement Fund Expense is favorable to budget by \$6,872.70 due to savings in Free Standing Wall Repairs (\$6,016.40), Landscaping (\$4,400.00), and Irrigation (\$2,080.00). We do have unfavorable variances in Contingency (\$3,250.00) and Income Taxes (\$2,310.00). The Contingency expense is for a pressure reducing valve that failed for 9451 to 9457 Crossland Way.

Total Replacement Income is favorable to budget by \$6,173.72 due to the items mentioned above.

Kind Regards,



Brian Sheppelman
Highlands Ranch Community Association

Settler's Village Subassociation, Inc.
Balance Sheet
September 30, 2007

Account	Description	Operating	Reserve	Total
ASSETS				
	Current Assets			
1010	Operating - Wells Fargo	\$49,917.18	\$0.00	\$49,917.18
1036	Reserve - Market Adjustment	0.00	(442.21)	(442.21)
1034	Reserve - Dain Rauscher	0.00	425,876.69	425,876.69
1100	AR Homeowners Assessments	2,835.00	0.00	2,835.00
1200	Prepaid Insurance	7,427.86	0.00	7,427.86
1300	Due from Operating to Reserve	0.00	7,142.70	7,142.70
	Total Assets	<u>60,180.04</u>	<u>432,577.18</u>	<u>492,757.22</u>
LIABILITIES & EQUITY				
	Current Liabilities			
2000	Accounts Payable	30,859.38	0.00	30,859.38
2005	Accrued Accounts Payable	2,708.89	0.00	2,708.89
2100	Prepaid Assessments	10,471.89	0.00	10,471.89
2350	Due to Reserve from Operating	7,142.70	0.00	7,142.70
	Total Liabilities	<u>51,182.86</u>	<u>0.00</u>	<u>51,182.86</u>
3900	Fund Balance	(17,426.53)	408,541.60	391,115.07
3910	Equity - Unrealized Loss on Invest	0.00	(1,081.00)	(1,081.00)
3800	Current Year Earnings	26,498.71	25,116.58	51,615.29
	Total Fund Balance	<u>9,072.18</u>	<u>432,577.18</u>	<u>441,649.36</u>
	Total Liabilities & Fund Balance	<u>60,255.04</u>	<u>432,577.18</u>	<u>492,832.22</u>

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Sentler's Village Subassociation, Inc.
Income Statement
For the Nine Months Ending September 30, 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	322,380.00	322,380.00	0.00	429,840.00
4010	Late Fee Revenue	125.00	75.00	100.00	625.00	325.00	400.00	300.00
4020	Legal Fee Revenue	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4050	Architectural Fee Revenue	75.00	0.00	75.00	75.00	0.00	75.00	0.00
	Total Operating Income	36,020.00	35,945.00	175.00	323,180.00	322,605.00	575.00	430,140.00
Expenses								
OPERATING EXPENSE:								
5000	Water / Sewer	5,917.15	5,887.50	(29.65)	51,899.55	51,337.50	(562.05)	69,800.00
5300	Water / Irrigation	4,299.30	4,800.00	(1,499.10)	19,079.70	22,300.00	3,260.30	29,800.00
5200	Electric	293.60	383.33	89.73	3,021.15	3,050.00	28.86	4,200.00
5300	Trash Removal	1,094.50	1,033.33	(61.17)	11,869.33	13,100.00	230.68	10,200.00
	Subtotal Operating Expense	13,604.55	12,104.16	(1,500.39)	86,829.73	89,787.52	2,957.79	119,200.00
MAINTENANCE EXPENSE:								
6000	Roof & Gutter Repair	834.46	1,749.99	915.53	10,958.21	2,749.99	(3,208.22)	13,000.00
6010	Building Maintenance	292.22	383.34	291.12	7,406.20	3,750.00	(3,656.20)	5,500.00
6050	Landscape Maintenance	780.00	500.00	(280.00)	3,317.15	3,500.00	187.85	4,000.00
6060	Pest Control	265.00	600.00	375.00	955.25	3,800.00	2,844.75	4,400.00
6150	Snow Removal	0.00	0.00	0.00	21,800.63	11,800.00	(8,800.63)	34,000.00
6200	Contracted Lawns / Grounds	3,155.08	3,555.08	0.00	31,995.72	31,995.72	0.00	42,000.00
6250	Irrigation Repair & Major	520.94	1,666.66	1,145.72	8,034.72	8,000.00	(34.72)	8,000.00
6300	Fertilization / Weed Control	0.00	750.00	750.00	900.00	1,500.00	600.00	1,500.00
6350	Tree Maintenance	0.00	500.00	500.00	0.00	1,500.00	1,500.00	1,500.00
6370	Bush Replacement	1,430.00	2,500.00	1,070.00	1,430.00	2,500.00	1,070.00	2,500.00
6400	Exterior Lamps	792.41	666.67	(125.74)	6,319.82	6,000.00	(319.82)	5,000.00
	Subtotal Maintenance Expense	8,430.33	13,071.74	4,641.41	93,132.70	82,295.74	(9,816.96)	125,000.00
ADMINISTRATIVE:								
7000	Management Fee	1,853.09	1,854.17	0.08	16,683.23	16,687.53	4.32	22,250.00
7050	Legal	0.00	416.67	416.67	100.00	3,750.00	3,650.00	5,000.00
7100	Audit	0.00	0.00	0.00	2,363.61	2,000.00	(163.61)	2,000.00
7200	Insurance	3,289.75	3,318.00	28.25	31,418.83	32,046.00	627.17	42,000.00
7250	Postage	10.91	66.67	55.76	376.84	600.00	223.19	800.00
7300	Copies	87.99	66.67	(21.32)	653.10	600.00	(53.10)	800.00
7400	Bank Charges	0.00	37.50	37.50	169.33	137.52	(31.81)	250.00
6600	Office Supplies	25.05	62.50	37.45	511.44	562.50	51.06	750.00
7900	Internet Site Expense	62.50	66.67	4.17	612.30	800.00	187.70	1,000.00
7650	Transfer to Reserves	0.00	0.00	0.00	64,050.00	64,050.00	0.00	64,000.00
	Subtotal Administrative	5,329.89	5,888.85	558.96	116,718.86	122,233.65	4,494.79	138,000.00
	Total Expenses	27,364.57	31,064.75	3,700.18	296,681.29	294,316.93	(2,364.36)	383,100.00
	Net Operating Income (Loss)	8,655.43	4,780.25	3,875.18	26,498.71	28,288.09	(1,789.38)	46,979.00

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Settler's Village Subassociation, Inc.
Income Statement
For the Nine Months Ending September 30, 2007

Account	Description	Current Month			Year-To-Date			Yearly Budget
		Actual	Budget	Favorable/Unfavorable	Actual	Budget	Favorable/Unfavorable	
Replacement Fund								
<i>REPLACEMENT FUND INCOME:</i>								
8030	Reserve Income	0.00	0.00	0.00	64,050.00	64,050.00	0.00	64,050.00
8900	Reserve Interest Income	1,702.14	1,537.61	144.53	18,415.14	15,753.86	2,661.28	20,695.12
8910	Reserve Market Adjustment	0.00	0.00	0.00	(3,360.26)	0.00	(3,360.26)	0.00
	Total Replacement Income	1,702.14	1,537.61	144.53	79,104.88	79,803.86	(698.98)	84,745.12
<i>REPLACEMENT FUND EXPENSES:</i>								
7150	Income Taxes	2,310.00	0.00	(2,310.00)	3,360.00	550.00	(2,310.00)	850.00
9090	Free Standing Walk Repair	6,023.60	0.00	(6,023.60)	8,543.60	14,560.00	6,016.40	14,560.00
9200	Painting	0.00	0.00	0.00	21,915.26	21,923.16	7.90	21,923.16
9300	Irrigation	0.00	0.00	0.00	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	12,772.00	13,047.84	275.84	13,122.00	13,047.84	(74.16)	13,047.84
9450	Landscaping	0.00	0.00	0.00	799.44	5,700.00	4,900.56	5,700.00
9550	Contingency	0.00	0.00	0.00	3,250.00	0.00	(3,250.00)	0.00
	Total Replacement Expenses	21,105.60	13,047.84	(8,057.76)	53,988.70	60,861.00	6,872.70	68,861.00
	Net Reserve Income (Loss)	(19,403.46)	(11,490.23)	(7,913.23)	25,116.18	18,942.86	6,173.32	23,884.12
	Total Settler's Village Net Incr	(18,748.03)	(6,709.96)	(4,038.85)	81,615.29	47,230.95	4,384.34	70,863.12