

Balance Sheet

Wednesday, September 30, 2009

2727 Cedar Ave HOA

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Invest		
1015 Checking-Citywide	\$4,026.56	
Total Operating Cash & Invest		\$4,026.56
Reserves Cash & Invest		
1025 Reserve Citywide	\$44,679.45	
1060 Due from Operating	\$5,000.00	
Total Reserves Cash & Invest		\$49,679.45
Prepaid Expenses		
1800 Prepaid Insurance	\$390.00	
1810 Prepaid Income Taxes	\$453.00	
Total Prepaid Expenses		\$843.00
TOTAL ASSETS		<u>\$54,549.01</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$29.64	
2030 Due to Reserve	\$5,000.00	
2040 Advance Payments	\$1,800.00	
Total Current Liabilities		\$6,829.64
TOTAL LIABILITIES		<u>\$6,829.64</u>

EQUITY

Current Year Earnings		
Restricted Net Income	\$141.39	
Unrestricted Net Income	\$895.67	
Total Current Year Earnings		\$1,037.06
Members Equity		
3015 Working Capital	\$3,500.00	
3030 Retained Earnings	(\$4,935.18)	
Total Members Equity		(\$1,435.18)
Restricted Equity		
3020 Reserves	\$48,117.49	
Total Restricted Equity		\$48,117.49
TOTAL EQUITY		<u>\$47,719.37</u>
TOTAL LIABILITIES AND EQUITY		<u>\$54,549.01</u>

Unexpended Budget Report

Wednesday, September 30, 2009

2727 Cedar Ave. 2009 Operating Budget

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Quarterly Dues	0.00	0.00	0.00	18,900.00	18,900.00	0.00	25,200.00	6,300.00
4020 Late Fee Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Revenues	0.00	0.00	0.00	19,100.00	18,900.00	200.00	25,200.00	6,100.00
TOTAL INCOME	0.00	0.00	0.00	19,100.00	18,900.00	200.00	25,200.00	6,100.00
EXPENSES								
Administration								
5010 Management Fee	260.00	260.00	0.00	2,340.00	2,340.00	0.00	3,120.00	780.00
5024 Misc. Office Expenses	56.12	25.00	31.12	384.67	225.00	159.67	300.00	(84.67)
5025 Audit	0.00	100.00	(100.00)	1,400.00	900.00	500.00	1,200.00	(200.00)
5030 Income Taxes	0.00	0.00	0.00	(1.00)	0.00	(1.00)	0.00	1.00
5048 Insurance	0.00	50.00	(50.00)	820.00	450.00	370.00	600.00	(220.00)
5306 Utilities	29.64	20.84	8.80	209.34	187.50	21.84	250.00	40.66
5312 Telephone	60.14	66.67	(6.53)	509.95	600.01	(90.06)	800.00	290.05
5433 Sprinkler	0.00	25.00	(25.00)	205.25	225.00	(19.75)	300.00	94.75
5450 Street Maintenance	0.00	41.67	(41.67)	0.00	375.01	(375.01)	500.00	500.00
Total Administration	405.90	589.18	(183.28)	5,868.21	5,302.52	565.69	7,070.00	1,201.79
Utilities								
5320 Water & Sewer	140.57	83.34	57.23	739.35	750.00	(10.65)	1,000.00	260.65
Total Utilities	140.57	83.34	57.23	739.35	750.00	(10.65)	1,000.00	260.65
Grounds								
5405 Common Area Maintenance	0.00	75.00	(75.00)	1,285.02	675.00	610.02	900.00	(385.02)
5409 Grounds Maintenance	835.00	750.00	85.00	8,795.75	5,250.00	3,545.75	7,500.00	(1,295.75)
5410 Gates & Entry Maintenance	107.00	62.50	44.50	262.75	562.50	(299.75)	750.00	487.25
5430 Snow Removal	0.00	208.34	(208.34)	1,253.25	1,875.00	(621.75)	2,500.00	1,246.75
Total Grounds	942.00	1,095.84	(153.84)	11,596.77	8,362.50	3,234.27	11,650.00	53.23
Replacement Fund Act								
6101 Reserve Income	0.00	0.00	0.00	(15.21)	0.00	(15.21)	0.00	15.21
6480 Reserves Interest	(14.68)	0.00	(14.68)	(126.18)	0.00	(126.18)	0.00	126.18

Unexpended Budget Report

Wednesday, September 30, 2009

2727 Cedar Ave. 2009 Operating Budget (Continued)

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Replacement Fund Act	(14.68)	0.00	(14.68)	(141.39)	0.00	(141.39)	0.00	141.39
TOTAL EXPENSES	1,473.79	1,768.36	(294.57)	18,062.94	14,415.02	3,647.92	19,720.00	1,657.06
NET INCOME (LOSS)	(1,473.79)	(1,768.36)	294.57	1,037.06	4,484.98	(3,447.92)	5,480.00	
UNEXPENDED (OVER EXPENDED)								4,442.94