

Balance Sheet

Monday, September 30, 2013

2727 Cedar Ave HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invest		
1015 Checking-Citywide	\$3,890.82	
Total Operating Cash & Invest		\$3,890.82
Reserves Cash & Invest		
1025 Reserve Citywide	\$33,159.85	
1060 Due from Operating	\$5,000.00	
Total Reserves Cash & Invest		\$38,159.85
Prepaid Expenses		
1800 Prepaid Insurance	\$705.50	
Total Prepaid Expenses		\$705.50
TOTAL ASSETS		<u>\$42,756.17</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$324.81	
2030 Due to Reserve	\$5,000.00	
2040 Advance Payments	\$1,800.00	
Total Current Liabilities		\$7,124.81
TOTAL LIABILITIES		<u>\$7,124.81</u>

EQUITY

Current Year Earnings		
Restricted Net Income	\$48.47	
Unrestricted Net Income	(\$3,946.79)	
Total Current Year Earnings		(\$3,898.32)
Members Equity		
3015 Working Capital	\$3,500.00	
3030 Retained Earnings	(\$7,065.30)	
Total Members Equity		(\$3,565.30)
Restricted Equity		
3020 Reserves	\$43,094.98	
Total Restricted Equity		\$43,094.98
TOTAL EQUITY		<u>\$35,631.36</u>
TOTAL LIABILITIES AND EQUITY		<u>\$42,756.17</u>

Unexpended Budget Report

Monday, September 30, 2013

2727 Cedar Ave. 2013 Operating Budget

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2013

	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)
4500 Operating Fund Interest	0.00	0.00	0.00	6.89	0.00	6.89	0.00	(6.89)
Total Revenues	0.00	0.00	0.00	19,106.89	18,900.00	206.89	25,200.00	6,093.11
TOTAL INCOME	0.00	0.00	0.00	19,106.89	18,900.00	206.89	25,200.00	6,093.11
EXPENSES								
Administration								
5010 Management Fee	275.00	275.00	0.00	2,475.00	2,475.00	0.00	3,300.00	825.00
5024 Misc. Office Expenses	50.64	50.00	0.64	488.29	450.00	38.29	600.00	111.71
5025 Audit	0.00	158.34	(158.34)	0.00	1,425.00	(1,425.00)	1,900.00	1,900.00
5048 Insurance	0.00	91.67	(91.67)	841.00	825.01	15.99	1,100.00	259.00
5306 Utilities	36.06	33.34	2.72	301.31	300.00	1.31	400.00	98.69
5312 Telephone	63.51	66.67	(3.16)	556.99	600.01	(43.02)	800.00	243.01
5433 Sprinkler	288.75	50.00	238.75	1,196.25	450.00	746.25	600.00	(596.25)
5450 Street Maintenance	0.00	41.67	(41.67)	3,236.00	375.01	2,860.99	500.00	(2,736.00)
Total Administration	713.96	766.69	(52.73)	9,094.84	6,900.03	2,194.81	9,200.00	105.16
Utilities								
5320 Water & Sewer	203.54	83.34	120.20	792.77	750.00	42.77	1,000.00	207.23
Total Utilities	203.54	83.34	120.20	792.77	750.00	42.77	1,000.00	207.23
Grounds								
5405 Common Area Maintenance	0.00	83.34	(83.34)	670.82	750.00	(79.18)	1,000.00	329.18
5409 Grounds Maintenance	750.00	1,000.00	(250.00)	10,208.71	9,000.00	1,208.71	12,000.00	1,791.29
5410 Gates & Entry Maintenance	0.00	66.67	(66.67)	189.04	600.01	(410.97)	800.00	610.96
5430 Snow Removal	0.00	250.00	(250.00)	2,097.50	2,250.00	(152.50)	3,000.00	902.50
Total Grounds	750.00	1,400.01	(650.01)	13,166.07	12,600.01	566.06	16,800.00	3,633.93
Replacement Fund Act								
6480 Reserves Interest	(5.08)	0.00	(5.08)	(48.47)	0.00	(48.47)	0.00	48.47

Unexpended Budget Report

Monday, September 30, 2013

2727 Cedar Ave. 2013 Operating Budget (Continued)

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Replacement Fund Act	(5.08)	0.00	(5.08)	(48.47)	0.00	(48.47)	0.00	48.47
TOTAL EXPENSES	1,662.42	2,250.04	(587.62)	23,005.21	20,250.04	2,755.17	27,000.00	3,994.79
NET INCOME (LOSS)	(1,662.42)	(2,250.04)	587.62	(3,898.32)	(1,350.04)	(2,548.28)	(1,800.00)	
UNEXPENDED (OVER EXPENDED)								2,098.32

Unaudited - For Management Purposes Only