

Balance Sheet

Tuesday, September 30, 2014

2727 Cedar Ave HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1015 Checking-Citywide	\$3,646.33	
		\$3,646.33
	Total Operating Cash & Invest	
Reserves Cash & Invest		
1025 Reserve Citywide	\$29,210.63	
1060 Due from Operating	\$4,000.00	
		\$33,210.63
	Total Reserves Cash & Invest	
Prepaid Expenses		
1800 Prepaid Insurance	\$420.00	
1820 Prepaid Water	\$178.10	
1850 Prepaid Expense	\$1,877.45	
		\$2,475.55
	Total Prepaid Expenses	
	TOTAL ASSETS	<u>\$39,332.51</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$333.97	
2030 Due to Reserve	\$4,000.00	
2040 Advance Payments	\$2,700.00	
		\$7,033.97
	Total Current Liabilities	
	TOTAL LIABILITIES	<u>\$7,033.97</u>

EQUITY

Current Year Earnings		
Restricted Net Income	\$35.42	
Unrestricted Net Income	(\$3,557.44)	
		(\$3,522.02)
	Total Current Year Earnings	
Members Equity		
3015 Working Capital	\$3,500.00	
3030 Retained Earnings	(\$5,854.67)	
		(\$2,354.67)
	Total Members Equity	
Restricted Equity		
3020 Reserves	\$38,175.23	
		\$38,175.23
	Total Restricted Equity	
	TOTAL EQUITY	<u>\$32,298.54</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$39,332.51</u>

Unexpended Budget Report

Tuesday, September 30, 2014

2727 Cedar Ave. 2014 Operating Budget

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2014

	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
Total Revenues	0.00	0.00	0.00	18,900.00	18,900.00	0.00	25,200.00	6,300.00
TOTAL INCOME	0.00	0.00	0.00	18,900.00	18,900.00	0.00	25,200.00	6,300.00
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	48.70	50.00	(1.30)	459.75	450.00	9.75	600.00	140.25
5025 Audit	0.00	158.34	(158.34)	1,900.00	1,425.00	475.00	1,900.00	0.00
5048 Insurance	0.00	91.67	(91.67)	1,036.00	825.01	210.99	1,100.00	64.00
5306 Utilities	33.23	33.34	(0.11)	272.18	300.00	(27.82)	400.00	127.82
5312 Telephone	64.49	66.67	(2.18)	579.66	600.01	(20.35)	800.00	220.34
5433 Sprinkler	27.50	50.00	(22.50)	1,085.42	450.00	635.42	600.00	(485.42)
5450 Street Maintenance	0.00	41.67	(41.67)	0.00	375.01	(375.01)	500.00	500.00
Total Administration	448.92	766.69	(317.77)	7,808.01	6,900.03	907.98	9,200.00	1,391.99
Utilities								
5320 Water & Sewer	208.75	83.34	125.41	1,213.93	750.00	463.93	1,000.00	(213.93)
Total Utilities	208.75	83.34	125.41	1,213.93	750.00	463.93	1,000.00	(213.93)
Grounds								
5405 Common Area Maintenance	0.00	83.34	(83.34)	4,391.97	750.00	3,641.97	1,000.00	(3,391.97)
5409 Grounds Maintenance	750.00	1,000.00	(250.00)	7,587.00	9,000.00	(1,413.00)	12,000.00	4,413.00
5410 Gates & Entry Maintenance	0.00	66.67	(66.67)	309.03	600.01	(290.98)	800.00	490.97
5430 Snow Removal	0.00	250.00	(250.00)	1,147.50	2,250.00	(1,102.50)	3,000.00	1,852.50
Total Grounds	750.00	1,400.01	(650.01)	13,435.50	12,600.01	835.49	16,800.00	3,364.50
Replacement Fund Act								
6480 Reserves Interest	(2.32)	0.00	(2.32)	(35.42)	0.00	(35.42)	0.00	35.42
Total Replacement Fund Act	(2.32)	0.00	(2.32)	(35.42)	0.00	(35.42)	0.00	35.42

Unexpended Budget Report

Tuesday, September 30, 2014

2727 Cedar Ave. 2014 Operating Budget (Continued)

2727 Cedar Ave HOA Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
TOTAL EXPENSES	1,405.35	2,250.04	(844.69)	22,422.02	20,250.04	2,171.98	27,000.00	4,577.98
NET INCOME (LOSS)	(1,405.35)	(2,250.04)	844.69	(3,522.02)	(1,350.04)	(2,171.98)	(1,800.00)	
UNEXPENDED (OVER EXPENDED)								1,722.02

Unaudited - For Management Purposes Only