

Balance Sheet

Thursday, February 28, 2013

Americana Townhomes

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1000 Americana Operating Acct

\$2,273.22

Total Current Assets

\$2,273.22

Accounts Receivable

1100 Accounts Receivable

\$134,490.81

1299 Allowance for Bad Debts

(\$69,053.41)

Total Accounts Receivable

\$65,437.40

Prepaid Expenses

1320 Prepaid Insurance

\$8,585.26

Total Prepaid Expenses

\$8,585.26

TOTAL ASSETS

\$76,295.88

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$9,507.44

2031 Deferred Income -Comcast

\$5,850.00

2045 Master HOA Fees Payable

\$6,372.95

2100 Advance Payments

\$4,940.95

2300 Open Credits

\$1,789.88

Total Current Liabilities

\$28,461.22

TOTAL LIABILITIES

\$28,461.22

EQUITY

Prior Year Earnings

\$40,164.59

Current Year Earnings

\$7,670.07

TOTAL EQUITY

\$47,834.66

TOTAL LIABILITIES AND EQUITY

\$76,295.88

Balance Sheet

Thursday, February 28, 2013

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1110 RBC Americana Reserves

\$0.13

1115 Americana Citywide MM

\$16,787.90

Total Current Assets

\$16,788.03

TOTAL ASSETS

\$16,788.03

EQUITY

Prior Year Earnings

\$16,787.73

Current Year Earnings

\$0.30

TOTAL EQUITY

\$16,788.03

TOTAL LIABILITIES AND EQUITY

\$16,788.03

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, February 28, 2013

2013 Americana Townhomes Operating

Americana Townhomes Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4000 HOA Fees	17,928.00	17,928.00	0.00	35,856.00	35,856.00	0.00	217,296.00	181,440.00
4050 Comcast - Right of Way	45.00	90.00	(45.00)	90.00	180.00	(90.00)	1,080.00	990.00
4080 Late Fee	0.00	190.00	(190.00)	22.49	380.00	(357.51)	2,280.00	2,257.51
4100 Legal Fees Income	919.10	190.00	729.10	2,091.30	380.00	1,711.30	2,280.00	188.70
Total Income	18,892.10	18,398.00	494.10	38,059.79	36,796.00	1,263.79	222,936.00	184,876.21
TOTAL INCOME	18,892.10	18,398.00	494.10	38,059.79	36,796.00	1,263.79	222,936.00	184,876.21
EXPENSES								
Utilities								
5021 Electric & Gas	154.10	150.00	4.10	328.60	300.00	28.60	1,800.00	1,471.40
5040 Trash	1,029.00	1,150.00	(121.00)	1,965.00	2,300.00	(335.00)	13,800.00	11,835.00
5090 Water & Sewer	5,164.77	6,625.00	(1,460.23)	7,614.62	13,250.00	(5,635.38)	79,500.00	71,885.38
Total Utilities	6,347.87	7,925.00	(1,577.13)	9,908.22	15,850.00	(5,941.78)	95,100.00	85,191.78
Maintenance								
6050 Building Maintenance	0.00	622.00	(622.00)	0.00	1,244.00	(1,244.00)	7,464.00	7,464.00
6240 General Grounds	0.00	300.00	(300.00)	0.00	1,500.00	(1,500.00)	5,200.00	5,200.00
6340 Landscape Contract	100.00	100.00	0.00	200.00	200.00	0.00	14,640.00	14,440.00
6360 Lighting - Common Areas	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6405 Parking Lot Monitoring	400.00	400.00	0.00	800.00	800.00	0.00	4,800.00	4,000.00
6505 Signage	64.57	0.00	64.57	64.57	250.00	(185.43)	757.00	692.43
6510 Snow Removal	2,905.00	1,000.00	1,905.00	3,300.00	1,500.00	1,800.00	5,500.00	2,200.00
Total Maintenance	3,469.57	2,622.00	847.57	4,364.57	5,894.00	(1,529.43)	40,761.00	36,396.43
Other Expense								
5900 Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Administration								
7040 Bad Debt	1,210.68	(200.00)	1,410.68	1,210.68	(400.00)	1,610.68	(2,400.00)	(3,610.68)
7050 Bank Fees	0.00	150.00	(150.00)	0.00	300.00	(300.00)	300.00	300.00
7060 Copies, Postage, Printing	613.51	110.00	503.51	677.59	220.00	457.59	1,320.00	642.41

Unexpended Budget Report

Thursday, February 28, 2013

2013 Americana Townhomes Operating (Continued)

Americana Townhomes 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)								
Administration (Continued)								
7110 Insurance	3,765.80	3,750.00	15.80	7,531.60	7,500.00	31.60	45,000.00	37,468.40
7120 Legal Expenses	919.10	300.00	619.10	2,691.06	600.00	2,091.06	3,600.00	908.94
7130 Licenses & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
7140 Management Fees	1,400.00	1,400.00	0.00	2,800.00	2,800.00	0.00	16,800.00	14,000.00
7180 Misc. Administration	20.00	150.00	(130.00)	155.50	300.00	(144.50)	1,800.00	1,644.50
7246 Prior Mgmt Adjustment	920.50	0.00	920.50	920.50	0.00	920.50	0.00	(920.50)
7285 Storage	0.00	65.00	(65.00)	130.00	130.00	0.00	780.00	650.00
Total Administration	8,849.59	5,725.00	3,124.59	16,116.93	11,450.00	4,666.93	67,275.00	51,158.07
TOTAL EXPENSES	18,667.03	16,272.00	2,395.03	30,389.72	33,194.00	(2,804.28)	218,136.00	187,746.28
NET INCOME (LOSS)	225.07	2,126.00	(1,900.93)	7,670.07	3,602.00	4,068.07	4,800.00	
UNEXPENDED (OVER EXPENDED)								(2,870.07)

Unexpended Budget Report

Thursday, February 28, 2013

2013 Americana Townhomes Reserves

AMERICANA RESERVES Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
9410 Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
9440 Reserve Interest Income	0.14	0.00	0.14	0.30	0.00	0.30	0.00	(0.30)
Total Income	0.14	0.00	0.14	0.30	0.00	0.30	15,000.00	14,999.70
TOTAL INCOME	0.14	0.00	0.14	0.30	0.00	0.30	15,000.00	14,999.70
NET INCOME (LOSS)	0.14		0.14	0.30		0.30	15,000.00	
UNEXPENDED (OVER EXPENDED)								14,999.70

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