

Balance Sheet

Wednesday, July 31, 2013

Americana Townhomes

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1000 Americana Operating Acct

\$17,990.55

Total Current Assets

\$17,990.55

Accounts Receivable

1100 Accounts Receivable

\$120,882.56

1299 Allowance for Bad Debts

(\$69,053.41)

Total Accounts Receivable

\$51,829.15

Prepaid Expenses

1320 Prepaid Insurance

\$3,765.82

Total Prepaid Expenses

\$3,765.82

TOTAL ASSETS

\$73,585.52

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$14,307.73

2031 Deferred Income -Comcast

\$5,625.00

2100 Advance Payments

\$6,103.13

2300 Open Credits

\$899.10

Total Current Liabilities

\$26,934.96

TOTAL LIABILITIES

\$26,934.96

EQUITY

Prior Year Earnings

\$40,094.39

Current Year Earnings

\$6,556.17

TOTAL EQUITY

\$46,650.56

TOTAL LIABILITIES AND EQUITY

\$73,585.52

Balance Sheet

Wednesday, July 31, 2013

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1115 Americana Citywide MM

\$24,295.81

Total Current Assets

\$24,295.81

TOTAL ASSETS

\$24,295.81

EQUITY

Prior Year Earnings

\$16,787.73

Current Year Earnings

\$7,508.08

TOTAL EQUITY

\$24,295.81

TOTAL LIABILITIES AND EQUITY

\$24,295.81

Unaudited - For Management Purposes Only

Twelve Month Budget And Actuals

Wednesday, July 31, 2013

2013 Americana Townhomes Operating

Americana Townhomes Accrual Budget Year Starts January 1, 2013

		<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
INCOME														
Income														
4000 HOA Fees	Actual	17,928.00	17,928.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00						126,576.00
	Budget	17,928.00	17,928.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	217,296.00
4050 Comcast - Right of Way	Actual	45.00	45.00	45.00	45.00	45.00	45.00	45.00						315.00
	Budget	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4080 Late Fee	Actual	22.49		1,763.44	1,352.37	1,209.13	1,313.26	975.51						6,636.20
	Budget	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
4100 Legal Fees Income	Actual	1,172.20	919.10	353.82	426.64		1,725.58	277.85						4,875.19
	Budget	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
Total Income		19,167.69	18,892.10	20,306.26	19,968.01	19,398.13	21,227.84	19,442.36	0.00	0.00	0.00	0.00	0.00	138,402.39
TOTAL INCOME		19,167.69	18,892.10	20,306.26	19,968.01	19,398.13	21,227.84	19,442.36	0.00	0.00	0.00	0.00	0.00	138,402.39
EXPENSES														
Utilities														
5021 Electric & Gas	Actual	174.50	154.10	145.22	141.79	141.55	163.13	174.98						1,095.27
	Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5040 Trash	Actual	936.00	1,029.00	1,029.00	1,029.00	1,044.00	1,124.00	1,164.00						7,355.00
	Budget	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
5090 Water & Sewer	Actual	2,449.85	5,164.77	5,372.88	5,538.76	5,443.07	6,886.96	8,309.36						39,165.65
	Budget	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	79,500.00
Total Utilities		3,560.35	6,347.87	6,547.10	6,709.55	6,628.62	8,174.09	9,648.34	0.00	0.00	0.00	0.00	0.00	47,615.92
Maintenance														
6050 Building Maintenance	Actual					256.00								256.00
	Budget	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	7,464.00
6240 General Grounds	Actual					260.00	697.75	60.00						1,017.75
	Budget	1,200.00	300.00	300.00	300.00	300.00	1,000.00	300.00	300.00	300.00	300.00	300.00	300.00	5,200.00
6340 Landscape Contract	Actual	100.00	100.00	100.00	1,325.00	1,880.00	1,480.00	2,435.00						7,420.00
	Budget	100.00	100.00	100.00	1,325.00	1,880.00	1,480.00	2,435.00	1,480.00	1,480.00	1,935.00	1,000.00	1,325.00	14,640.00
6360 Lighting - Common Areas	Actual						275.00	94.00						369.00
	Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6405 Parking Lot Monitoring	Actual	400.00	400.00	400.00	926.00	1,205.00	400.00	400.00						4,131.00
	Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
6505 Signage	Actual		64.57		35.00									99.57
	Budget	250.00				250.00					257.00			757.00
6510 Snow Removal	Actual	395.00	2,905.00	2,610.00	1,455.00									7,365.00
	Budget	500.00	1,000.00	1,000.00							1,000.00	1,000.00	1,000.00	5,500.00
6512 Sprinkler Repairs	Actual							2,433.04						2,433.04
	Budget													
Total Maintenance		895.00	3,469.57	3,110.00	3,741.00	3,601.00	2,852.75	5,422.04	0.00	0.00	0.00	0.00	0.00	23,091.36
Other Expense														
5900 Reserve Contributions	Actual			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00						7,500.00
	Budget			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00

Twelve Month Budget And Actuals

Wednesday, July 31, 2013

2013 Americana Townhomes Operating (Continued)

Americana Townhomes Accrual Budget Year Starts January 1, 2013

EXPENSES (Continued)		Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Total
Total Other Expenses		0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Administration														
7030 Audit/Taxes	Actual			350.00	2,500.00			2,500.00						5,350.00
	Budget													
7040 Bad Debt	Actual		1,210.68	1,536.92	60.00									2,807.60
	Budget	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(2,400.00)
7050 Bank Fees	Actual													
	Budget	150.00	150.00											300.00
7060 Copies, Postage, Printing	Actual	64.08	613.51	142.62	108.06	83.87	31.74	54.51						1,098.39
	Budget	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
7110 Insurance	Actual	3,765.80	3,765.80	3,765.80	3,765.80	3,765.80	3,765.80	3,765.80						26,360.60
	Budget	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
7120 Legal Expenses	Actual	1,771.96	919.10	676.82	426.64	1,258.11	696.47	438.85						6,187.95
	Budget	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
7130 Licenses & Taxes	Actual													
	Budget											75.00		75.00
7135 Master HOA Fees	Actual							727.50						727.50
	Budget													
7140 Management Fees	Actual	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00						9,800.00
	Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
7180 Misc. Administration	Actual	135.50	20.00	25.00	20.90	20.00	20.00	20.00						261.40
	Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
7246 Prior Mgmt Adjustment	Actual		920.50	(398.00)										522.50
	Budget													
7285 Storage	Actual	130.00		130.00		65.00	130.00	68.00						523.00
	Budget	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Total Administration		7,267.34	8,849.59	7,629.16	8,281.40	6,592.78	6,044.01	8,974.66	0.00	0.00	0.00	0.00	0.00	53,638.94
TOTAL EXPENSES		11,722.69	18,667.03	18,786.26	20,231.95	18,322.40	18,570.85	25,545.04	0.00	0.00	0.00	0.00	0.00	131,846.22
NET INCOME (LOSS)		7,445.00	225.07	1,520.00	(263.94)	1,075.73	2,656.99	(6,102.68)	0.00	0.00	0.00	0.00	0.00	6,556.17

Twelve Month Budget And Actuals

Wednesday, July 31, 2013

2013 Americana Townhomes Reserves

AMERICANA RESERVES Accrual Budget Year Starts January 1, 2013

		<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
INCOME														
Income														
9410 Reserve Income	Actual			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00						7,500.00
	Budget			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00
9440 Reserve Interest Income	Actual	0.16	0.14	0.66	1.55	1.90	1.69	1.98						8.08
	Budget													
Total Income		0.16	0.14	1,500.66	1,501.55	1,501.90	1,501.69	1,501.98	0.00	0.00	0.00	0.00	0.00	7,508.08
TOTAL INCOME		0.16	0.14	1,500.66	1,501.55	1,501.90	1,501.69	1,501.98	0.00	0.00	0.00	0.00	0.00	7,508.08
NET INCOME (LOSS)		0.16	0.14	1,500.66	1,501.55	1,501.90	1,501.69	1,501.98	0.00	0.00	0.00	0.00	0.00	7,508.08

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, July 31, 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	18,144.00	18,144.00	0.00	126,576.00	126,576.00	0.00	217,296.00	90,720.00
4050 Comcast - Right of Way	45.00	90.00	(45.00)	315.00	630.00	(315.00)	1,080.00	765.00
4080 Late Fee	975.51	190.00	785.51	6,636.20	1,330.00	5,306.20	2,280.00	(4,356.20)
4100 Legal Fees Income	277.85	190.00	87.85	4,875.19	1,330.00	3,545.19	2,280.00	(2,595.19)
Total Income	19,442.36	18,614.00	828.36	138,402.39	129,866.00	8,536.39	222,936.00	84,533.61
TOTAL INCOME	19,442.36	18,614.00	828.36	138,402.39	129,866.00	8,536.39	222,936.00	84,533.61
EXPENSES								
Utilities								
5021 Electric & Gas	174.98	150.00	24.98	1,095.27	1,050.00	45.27	1,800.00	704.73
5040 Trash	1,164.00	1,150.00	14.00	7,355.00	8,050.00	(695.00)	13,800.00	6,445.00
5090 Water & Sewer	8,309.36	6,625.00	1,684.36	39,165.65	46,375.00	(7,209.35)	79,500.00	40,334.35
Total Utilities	9,648.34	7,925.00	1,723.34	47,615.92	55,475.00	(7,859.08)	95,100.00	47,484.08
Maintenance								
6050 Building Maintenance	0.00	622.00	(622.00)	256.00	4,354.00	(4,098.00)	7,464.00	7,208.00
6240 General Grounds	60.00	300.00	(240.00)	1,017.75	3,700.00	(2,682.25)	5,200.00	4,182.25
6340 Landscape Contract	2,435.00	2,435.00	0.00	7,420.00	7,420.00	0.00	14,640.00	7,220.00
6360 Lighting - Common Areas	94.00	200.00	(106.00)	369.00	1,400.00	(1,031.00)	2,400.00	2,031.00
6405 Parking Lot Monitoring	400.00	400.00	0.00	4,131.00	2,800.00	1,331.00	4,800.00	669.00
6505 Signage	0.00	0.00	0.00	99.57	500.00	(400.43)	757.00	657.43
6510 Snow Removal	0.00	0.00	0.00	7,365.00	2,500.00	4,865.00	5,500.00	(1,865.00)
6512 Sprinkler Repairs	2,433.04	0.00	2,433.04	2,433.04	0.00	2,433.04	0.00	(2,433.04)
Total Maintenance	5,422.04	3,957.00	1,465.04	23,091.36	22,674.00	417.36	40,761.00	17,669.64
Other Expense								
5900 Reserve Contributions	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	15,000.00	7,500.00
Total Other Expenses	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	15,000.00	7,500.00
Administration								
7030 Audit/Taxes	2,500.00	0.00	2,500.00	5,350.00	0.00	5,350.00	0.00	(5,350.00)
7040 Bad Debt	0.00	(200.00)	200.00	2,807.60	(1,400.00)	4,207.60	(2,400.00)	(5,207.60)

Unexpended Budget Report

Wednesday, July 31, 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)								
7050 Bank Fees	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00	300.00
7060 Copies, Postage, Printing	54.51	110.00	(55.49)	1,098.39	770.00	328.39	1,320.00	221.61
7110 Insurance	3,765.80	3,750.00	15.80	26,360.60	26,250.00	110.60	45,000.00	18,639.40
7120 Legal Expenses	438.85	300.00	138.85	6,187.95	2,100.00	4,087.95	3,600.00	(2,587.95)
7130 Licenses & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
7135 Master HOA Fees	727.50	0.00	727.50	727.50	0.00	727.50	0.00	(727.50)
7140 Management Fees	1,400.00	1,400.00	0.00	9,800.00	9,800.00	0.00	16,800.00	7,000.00
7180 Misc. Administration	20.00	150.00	(130.00)	261.40	1,050.00	(788.60)	1,800.00	1,538.60
7246 Prior Mgmt Adjustment	0.00	0.00	0.00	522.50	0.00	522.50	0.00	(522.50)
7285 Storage	68.00	65.00	3.00	523.00	455.00	68.00	780.00	257.00
Total Administration	8,974.66	5,575.00	3,399.66	53,638.94	39,325.00	14,313.94	67,275.00	13,636.06
TOTAL EXPENSES	25,545.04	18,957.00	6,588.04	131,846.22	124,974.00	6,872.22	218,136.00	86,289.78
NET INCOME (LOSS)	(6,102.68)	(343.00)	(5,759.68)	6,556.17	4,892.00	1,664.17	4,800.00	
UNEXPENDED (OVER EXPENDED)								(1,756.17)

Unexpended Budget Report

Wednesday, July 31, 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	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	15,000.00	7,500.00
9440 Reserve Interest Income	1.98	0.00	1.98	8.08	0.00	8.08	0.00	(8.08)
Total Income	1,501.98	1,500.00	1.98	7,508.08	7,500.00	8.08	15,000.00	7,491.92
 TOTAL INCOME	 1,501.98	 1,500.00	 1.98	 7,508.08	 7,500.00	 8.08	 15,000.00	 7,491.92
 NET INCOME (LOSS)	 1,501.98	 1,500.00	 1.98	 7,508.08	 7,500.00	 8.08	 15,000.00	
 UNEXPENDED (OVER EXPENDED)								 7,491.92

Unaudited - For Management Purpose Only