

Balance Sheet

Thursday, October 31, 2013

Americana Townhomes

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1000 Americana Operating Acct

(\$601.14)

Total Current Assets

(\$601.14)

Accounts Receivable

1100 Accounts Receivable

\$111,128.03

1299 Allowance for Bad Debts

(\$69,053.41)

Total Accounts Receivable

\$42,074.62

Prepaid Expenses

1320 Prepaid Insurance

\$9,731.98

Total Prepaid Expenses

\$9,731.98

TOTAL ASSETS

\$51,205.46

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$10,910.25

2031 Deferred Income -Comcast

\$5,490.00

2100 Advance Payments

\$7,329.79

2300 Open Credits

\$355.88

Total Current Liabilities

\$24,085.92

TOTAL LIABILITIES

\$24,085.92

EQUITY

Prior Year Earnings

\$40,094.39

Current Year Earnings

(\$12,974.85)

TOTAL EQUITY

\$27,119.54

TOTAL LIABILITIES AND EQUITY

\$51,205.46

Balance Sheet

Thursday, October 31, 2013

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2013

ASSETS

Current Assets

1115 Americana Citywide MM

\$25,807.39

Total Current Assets

\$25,807.39

TOTAL ASSETS

\$25,807.39

EQUITY

Prior Year Earnings

\$16,787.73

Current Year Earnings

\$9,019.66

TOTAL EQUITY

\$25,807.39

TOTAL LIABILITIES AND EQUITY

\$25,807.39

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, October 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	181,008.00	181,008.00	0.00	217,296.00	36,288.00
4050 Comcast - Right of Way	45.00	90.00	(45.00)	450.00	900.00	(450.00)	1,080.00	630.00
4080 Late Fee	947.72	190.00	757.72	9,602.59	1,900.00	7,702.59	2,280.00	(7,322.59)
4100 Legal Fees Income	(597.96)	190.00	(787.96)	5,172.60	1,900.00	3,272.60	2,280.00	(2,892.60)
Total Income	18,538.76	18,614.00	(75.24)	196,233.19	185,708.00	10,525.19	222,936.00	26,702.81
TOTAL INCOME	18,538.76	18,614.00	(75.24)	196,233.19	185,708.00	10,525.19	222,936.00	26,702.81
EXPENSES								
Utilities								
5021 Electric & Gas	169.32	150.00	19.32	1,623.85	1,500.00	123.85	1,800.00	176.15
5040 Trash	1,059.00	1,150.00	(91.00)	11,177.00	11,500.00	(323.00)	13,800.00	2,623.00
5090 Water & Sewer	5,427.67	6,625.00	(1,197.33)	61,642.12	66,250.00	(4,607.88)	79,500.00	17,857.88
Total Utilities	6,655.99	7,925.00	(1,269.01)	74,442.97	79,250.00	(4,807.03)	95,100.00	20,657.03
Maintenance								
6050 Building Maintenance	122.00	622.00	(500.00)	378.00	6,220.00	(5,842.00)	7,464.00	7,086.00
6150 Fence Repairs	60.00	0.00	60.00	931.00	0.00	931.00	0.00	(931.00)
6240 General Grounds	4,053.00	300.00	3,753.00	11,796.75	4,600.00	7,196.75	5,200.00	(6,596.75)
6340 Landscape Contract	1,935.00	1,935.00	0.00	12,315.00	12,315.00	0.00	14,640.00	2,325.00
6360 Lighting - Common Areas	0.00	200.00	(200.00)	369.00	2,000.00	(1,631.00)	2,400.00	2,031.00
6405 Parking Lot Monitoring	0.00	400.00	(400.00)	4,531.00	4,000.00	531.00	4,800.00	269.00
6480 Roog & Gutter Maintenance	0.00	0.00	0.00	3,710.00	0.00	3,710.00	0.00	(3,710.00)
6505 Signage	0.00	257.00	(257.00)	99.57	757.00	(657.43)	757.00	657.43
6510 Snow Removal	0.00	1,000.00	(1,000.00)	7,365.00	3,500.00	3,865.00	5,500.00	(1,865.00)
6512 Sprinkler Repairs	0.00	0.00	0.00	2,813.07	0.00	2,813.07	0.00	(2,813.07)
Total Maintenance	6,170.00	4,714.00	1,456.00	44,308.39	33,392.00	10,916.39	40,761.00	(3,547.39)
Other Expense								
5900 Reserve Contributions	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	15,000.00	3,000.00
Total Other Expenses	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	15,000.00	3,000.00

Administration

Unexpended Budget Report

Thursday, October 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)								
7030 Audit/Taxes	0.00	0.00	0.00	5,350.00	0.00	5,350.00	0.00	(5,350.00)
7040 Bad Debt	7,709.24	(200.00)	7,909.24	10,516.84	(2,000.00)	12,516.84	(2,400.00)	(12,916.84)
7050 Bank Fees	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00	300.00
7060 Copies, Postage, Printing	97.01	110.00	(12.99)	1,384.92	1,100.00	284.92	1,320.00	(64.92)
7110 Insurance	3,782.51	3,750.00	32.51	37,691.44	37,500.00	191.44	45,000.00	7,308.56
7120 Legal Expenses	130.76	300.00	(169.24)	7,214.08	3,000.00	4,214.08	3,600.00	(3,614.08)
7130 Licenses & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
7135 Master HOA Fees	0.00	0.00	0.00	727.50	0.00	727.50	0.00	(727.50)
7140 Management Fees	1,400.00	1,400.00	0.00	14,000.00	14,000.00	0.00	16,800.00	2,800.00
7180 Misc. Administration	20.00	150.00	(130.00)	321.40	1,500.00	(1,178.60)	1,800.00	1,478.60
7246 Prior Mgmt Adjustment	0.00	0.00	0.00	522.50	0.00	522.50	0.00	(522.50)
7285 Storage	69.00	65.00	4.00	728.00	650.00	78.00	780.00	52.00
Total Administration	13,208.52	5,575.00	7,633.52	78,456.68	56,050.00	22,406.68	67,275.00	(11,181.68)
TOTAL EXPENSES	27,534.51	19,714.00	7,820.51	209,208.04	180,692.00	28,516.04	218,136.00	8,927.96
NET INCOME (LOSS)	(8,995.75)	(1,100.00)	(7,895.75)	(12,974.85)	5,016.00	(17,990.85)	4,800.00	
UNEXPENDED (OVER EXPENDED)								17,774.85

Unexpended Budget Report

Thursday, October 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	0.00	1,500.00	(1,500.00)	9,000.00	12,000.00	(3,000.00)	15,000.00	6,000.00
9440 Reserve Interest Income	4.38	0.00	4.38	19.66	0.00	19.66	0.00	(19.66)
Total Income	4.38	1,500.00	(1,495.62)	9,019.66	12,000.00	(2,980.34)	15,000.00	5,980.34
TOTAL INCOME	4.38	1,500.00	(1,495.62)	9,019.66	12,000.00	(2,980.34)	15,000.00	5,980.34
NET INCOME (LOSS)	4.38	1,500.00	(1,495.62)	9,019.66	12,000.00	(2,980.34)	15,000.00	
UNEXPENDED (OVER EXPENDED)								5,980.34

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