

Balance Sheet

Friday, February 28, 2014

Americana Townhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1000 Americana Operating Acct

\$11,998.13

Total Current Assets

\$11,998.13

Accounts Receivable

1100 Accounts Receivable

\$103,454.53

1299 Allowance for Bad Debts

(\$69,053.41)

Total Accounts Receivable

\$34,401.12

Prepaid Expenses

1310 Prepaid Expense

\$564.30

1320 Prepaid Insurance

\$8,648.50

Total Prepaid Expenses

\$9,212.80

TOTAL ASSETS

\$55,612.05

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$7,330.64

2031 Deferred Income -Comcast

\$5,310.00

2035 Lockbox Clearing

(\$141.89)

2100 Advance Payments

\$11,859.09

2300 Open Credits

\$319.88

Total Current Liabilities

\$24,677.72

TOTAL LIABILITIES

\$24,677.72

EQUITY

Prior Year Earnings

\$30,185.01

Current Year Earnings

\$749.32

TOTAL EQUITY

\$30,934.33

TOTAL LIABILITIES AND EQUITY

\$55,612.05

Balance Sheet

Friday, February 28, 2014

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1115 Americana Citywide MM

Total Current Assets	\$34,823.16	\$34,823.16
----------------------	-------------	-------------

TOTAL ASSETS		<u>\$34,823.16</u>
--------------	--	--------------------

EQUITY

Prior Year Earnings

\$31,814.96

Current Year Earnings

\$3,008.20

TOTAL EQUITY		<u>\$34,823.16</u>
--------------	--	--------------------

TOTAL LIABILITIES AND EQUITY		<u>\$34,823.16</u>
------------------------------	--	--------------------

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, February 28, 2014

2014 Americana Townhomes Operating

Americana Townhomes Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4000 HOA Fees	18,360.00	19,040.00	(680.00)	36,720.00	38,080.00	(1,360.00)	228,480.00	191,760.00
4050 Comcast - Right of Way	45.00	45.00	0.00	90.00	90.00	0.00	540.00	450.00
4080 Late Fee	212.82	300.00	(87.18)	854.24	600.00	254.24	3,600.00	2,745.76
4100 Legal Fees Income	262.98	250.00	12.98	322.98	500.00	(177.02)	3,000.00	2,677.02
Total Income	18,880.80	19,635.00	(754.20)	37,987.22	39,270.00	(1,282.78)	235,620.00	197,632.78
TOTAL INCOME	18,880.80	19,635.00	(754.20)	37,987.22	39,270.00	(1,282.78)	235,620.00	197,632.78
EXPENSES								
Expenses								
5010 Administrative Fee	142.15	0.00	142.15	142.15	0.00	142.15	0.00	(142.15)
Total Expenses	142.15	0.00	142.15	142.15	0.00	142.15	0.00	(142.15)
Utilities								
5021 Electric & Gas	156.82	160.00	(3.18)	294.80	320.00	(25.20)	1,920.00	1,625.20
5040 Trash	1,079.00	1,150.00	(71.00)	2,108.00	2,300.00	(192.00)	13,800.00	11,692.00
5090 Water & Sewer	5,450.36	6,956.00	(1,505.64)	7,891.26	13,912.00	(6,020.74)	83,472.00	75,580.74
Total Utilities	6,686.18	8,266.00	(1,579.82)	10,294.06	16,532.00	(6,237.94)	99,192.00	88,897.94
Maintenance								
6050 Building Maintenance	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6150 Fence Repairs	0.00	0.00	0.00	60.00	0.00	60.00	1,625.00	1,565.00
6240 General Grounds	220.00	600.00	(380.00)	220.00	1,200.00	(980.00)	7,200.00	6,980.00
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	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6480 Roog & Gutter Maintenance	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6505 Signage	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
6510 Snow Removal	985.00	1,500.00	(515.00)	4,029.00	3,000.00	1,029.00	9,000.00	4,971.00
6512 Sprinkler Repairs	0.00	0.00	0.00	1,580.00	0.00	1,580.00	575.00	(1,005.00)
Total Maintenance	1,305.00	2,850.00	(1,545.00)	6,089.00	5,700.00	389.00	40,940.00	34,851.00
Other Expense								
5900 Reserve Contributions	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00	15,000.00

Unexpended Budget Report

Friday, February 28, 2014

2014 Americana Townhomes Operating (Continued)

Americana Townhomes Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Other Expenses	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00	15,000.00
Administration								
7030 Audit/Taxes	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
7040 Bad Debt	6,513.27	200.00	6,313.27	6,513.27	400.00	6,113.27	2,400.00	(4,113.27)
7060 Copies, Postage, Printing	72.93	140.00	(67.07)	205.64	280.00	(74.36)	1,680.00	1,474.36
7110 Insurance	3,782.51	3,800.00	(17.49)	7,565.02	7,600.00	(34.98)	45,600.00	38,034.98
7120 Legal Expenses	478.46	600.00	(121.54)	538.46	1,200.00	(661.54)	7,200.00	6,661.54
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	40.00	(20.00)	40.00	80.00	(40.00)	480.00	440.00
7285 Storage	51.30	69.00	(17.70)	50.30	138.00	(87.70)	828.00	777.70
Total Administration	12,318.47	6,249.00	6,069.47	17,712.69	12,498.00	5,214.69	77,488.00	59,775.31
TOTAL EXPENSES	21,951.80	18,865.00	3,086.80	37,237.90	37,730.00	(492.10)	235,620.00	198,382.10
NET INCOME (LOSS)	(3,071.00)	770.00	(3,841.00)	749.32	1,540.00	(790.68)		
UNEXPENDED (OVER EXPENDED)								(749.32)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, February 28, 2014

2014 Americana Townhomes Reserves

AMERICANA RESERVES Accrual Accounting Year Starts January 1, 2014

INCOME

Income

9410 Reserve Income

9440 Reserve Interest Income

Total Income

TOTAL INCOME

NET INCOME (LOSS)

UNEXPENDED (OVER EXPENDED)

Month To Date			Year To Date			Annual Budget	
Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00	15,000.00
3.91	0.00	3.91	8.20	0.00	8.20	0.00	(8.20)
1,503.91	1,500.00	3.91	3,008.20	3,000.00	8.20	18,000.00	14,991.80
1,503.91	1,500.00	3.91	3,008.20	3,000.00	8.20	18,000.00	14,991.80
1,503.91	1,500.00	3.91	3,008.20	3,000.00	8.20	18,000.00	
							14,991.80

Unaudited - For Management Purpose Only