

Balance Sheet

Friday, October 31, 2014

Americana Townhomes

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1000 Americana Operating Acct

\$17,504.81

Total Current Assets

\$17,504.81

Accounts Receivable

1100 Accounts Receivable

\$64,339.04

1299 Allowance for Bad Debts

(\$70,500.00)

Total Accounts Receivable

(\$6,160.96)

Prepaid Expenses

1310 Prepaid Expense

\$1,483.90

1320 Prepaid Insurance

\$14,576.39

Total Prepaid Expenses

\$16,060.29

TOTAL ASSETS

\$27,404.14

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$9,515.76

2031 Deferred Income -Comcast

\$2,992.50

2035 Lockbox Clearing

(\$130.90)

2100 Advance Payments

\$10,251.83

2300 Open Credits

\$122.89

Total Current Liabilities

\$22,752.08

TOTAL LIABILITIES

\$22,752.08

EQUITY

Prior Year Earnings

\$30,425.92

Current Year Earnings

(\$25,773.86)

TOTAL EQUITY

\$4,652.06

TOTAL LIABILITIES AND EQUITY

\$27,404.14

Balance Sheet

Friday, October 31, 2014

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1115 Americana Citywide MM

\$46,860.55

Total Current Assets

\$46,860.55

TOTAL ASSETS

\$46,860.55

EQUITY

Prior Year Earnings

\$31,814.96

Current Year Earnings

\$15,045.59

TOTAL EQUITY

\$46,860.55

TOTAL LIABILITIES AND EQUITY

\$46,860.55

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 31, 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)	183,600.00	190,400.00	(6,800.00)	228,480.00	44,880.00
4050 Comcast - Right of Way	67.50	45.00	22.50	720.00	450.00	270.00	540.00	(180.00)
4080 Late Fee	536.29	300.00	236.29	2,949.37	3,000.00	(50.63)	3,600.00	650.63
4100 Legal Fees Income	463.70	250.00	213.70	709.54	2,500.00	(1,790.46)	3,000.00	2,290.46
Total Income	19,427.49	19,635.00	(207.51)	187,978.91	196,350.00	(8,371.09)	235,620.00	47,641.09
TOTAL INCOME	19,427.49	19,635.00	(207.51)	187,978.91	196,350.00	(8,371.09)	235,620.00	47,641.09
EXPENSES								
Utilities								
5021 Electric & Gas	135.56	160.00	(24.44)	1,345.24	1,600.00	(254.76)	1,920.00	574.76
5040 Trash	0.00	1,150.00	(1,150.00)	10,897.00	11,500.00	(603.00)	13,800.00	2,903.00
5090 Water & Sewer	6,202.50	6,956.00	(753.50)	60,810.30	69,560.00	(8,749.70)	83,472.00	22,661.70
Total Utilities	6,338.06	8,266.00	(1,927.94)	73,052.54	82,660.00	(9,607.46)	99,192.00	26,139.46
Maintenance								
6050 Building Maintenance	125.00	500.00	(375.00)	177.50	5,000.00	(4,822.50)	6,000.00	5,822.50
6150 Fence Repairs	321.00	0.00	321.00	381.00	1,625.00	(1,244.00)	1,625.00	1,244.00
6240 General Grounds	0.00	600.00	(600.00)	3,612.00	6,000.00	(2,388.00)	7,200.00	3,588.00
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	153.00	50.00	103.00	374.00	500.00	(126.00)	600.00	226.00
6480 Roof & Gutter Maintenance	150.00	100.00	50.00	3,338.00	1,000.00	2,338.00	1,200.00	(2,138.00)
6505 Signage	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
6510 Snow Removal	0.00	1,500.00	(1,500.00)	4,029.00	6,000.00	(1,971.00)	9,000.00	4,971.00
6512 Sprinkler Repairs	100.00	75.00	25.00	3,254.73	575.00	2,679.73	575.00	(2,679.73)
Total Maintenance	2,784.00	4,760.00	(1,976.00)	27,481.23	33,115.00	(5,633.77)	40,940.00	13,458.77
Other Expense								
5900 Reserve Contributions	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00	3,000.00
Total Other Expenses	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00	3,000.00
Administration								
7030 Audit/Taxes	0.00	0.00	0.00	2,100.00	2,500.00	(400.00)	2,500.00	400.00

Unexpended Budget Report

Friday, October 31, 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)								
Administration (Continued)								
7040 Bad Debt	0.00	200.00	(200.00)	40,480.10	2,000.00	38,480.10	2,400.00	(38,080.10)
7060 Copies, Postage, Printing	76.93	140.00	(63.07)	756.79	1,400.00	(643.21)	1,680.00	923.21
7110 Insurance	3,632.74	3,800.00	(167.26)	38,030.69	38,000.00	30.69	45,600.00	7,569.31
7120 Legal Expenses	463.70	600.00	(136.30)	2,115.72	6,000.00	(3,884.28)	7,200.00	5,084.28
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	40.00	(20.00)	275.00	400.00	(125.00)	480.00	205.00
7285 Storage	51.30	69.00	(17.70)	460.70	690.00	(229.30)	828.00	367.30
Total Administration	5,644.67	6,249.00	(604.33)	98,219.00	64,990.00	33,229.00	77,488.00	(20,731.00)
TOTAL EXPENSES	16,266.73	20,775.00	(4,508.27)	213,752.77	195,765.00	17,987.77	235,620.00	21,867.23
NET INCOME (LOSS)	3,160.76	(1,140.00)	4,300.76	(25,773.86)	585.00	(26,358.86)		
UNEXPENDED (OVER EXPENDED)								25,773.86

Unexpended Budget Report

Friday, October 31, 2014

2014 Americana Townhomes Reserves

AMERICANA RESERVES 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								
9410 Reserve Income	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00	3,000.00
9440 Reserve Interest Income	4.15	0.00	4.15	45.59	0.00	45.59	0.00	(45.59)
Total Income	1,504.15	1,500.00	4.15	15,045.59	15,000.00	45.59	18,000.00	2,954.41
TOTAL INCOME	1,504.15	1,500.00	4.15	15,045.59	15,000.00	45.59	18,000.00	2,954.41
NET INCOME (LOSS)	1,504.15	1,500.00	4.15	15,045.59	15,000.00	45.59	18,000.00	
UNEXPENDED (OVER EXPENDED)								2,954.41