

# Balance Sheet

Tuesday, March 31, 2015

## Americana Townhomes

Accrual Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

1000 Americana Operating Acct

\$22,322.04

Total Current Assets

\$22,322.04

#### Accounts Receivable

1100 Accounts Receivable

\$60,380.91

1299 Allowance for Bad Debts

(\$34,000.00)

Total Accounts Receivable

\$26,380.91

#### Prepaid Expenses

1310 Prepaid Expense

\$512.16

1320 Prepaid Insurance

\$18,846.16

Total Prepaid Expenses

\$19,358.32

**TOTAL ASSETS**

**\$68,061.27**

### LIABILITIES

#### Current Liabilities

2000 Accounts Payable

\$11,371.34

2031 Deferred Income -Comcast

\$2,700.00

2100 Advance Payments

\$13,419.55

2300 Open Credits

\$28.23

Total Current Liabilities

\$27,519.12

**TOTAL LIABILITIES**

**\$27,519.12**

### EQUITY

Prior Year Earnings

\$39,420.96

Current Year Earnings

\$1,121.19

**TOTAL EQUITY**

**\$40,542.15**

**TOTAL LIABILITIES AND EQUITY**

**\$68,061.27**

# Balance Sheet

Tuesday, March 31, 2015

## AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2015

### ASSETS

#### Current Assets

1115 Americana Citywide MM

\$52,885.54

Total Current Assets

\$52,885.54

TOTAL ASSETS

\$52,885.54

### EQUITY

Prior Year Earnings

\$49,868.36

Current Year Earnings

\$3,017.18

TOTAL EQUITY

\$52,885.54

TOTAL LIABILITIES AND EQUITY

\$52,885.54

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Tuesday, March 31, 2015

## 2015 Americana Townhomes Operating

Americana Townhomes Accrual Accounting Year Starts January 1, 2015

|                                | Month To Date |           |            | Year To Date |           |            | Annual Budget |            |
|--------------------------------|---------------|-----------|------------|--------------|-----------|------------|---------------|------------|
|                                | Actual        | Budget    | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                  |               |           |            |              |           |            |               |            |
| Income                         |               |           |            |              |           |            |               |            |
| 4000 HOA Fees                  | 18,684.00     | 18,684.00 | 0.00       | 56,052.00    | 56,052.00 | 0.00       | 224,208.00    | 168,156.00 |
| 4050 Comcast - Right of Way    | 67.50         | 45.00     | 22.50      | 202.50       | 135.00    | 67.50      | 540.00        | 337.50     |
| 4080 Late Fee                  | 211.86        | 275.00    | (63.14)    | (2,160.58)   | 825.00    | (2,985.58) | 3,300.00      | 5,460.58   |
| 4100 Legal Fees Income         | 264.63        | 85.00     | 179.63     | 367.45       | 255.00    | 112.45     | 1,020.00      | 652.55     |
| Total Income                   | 19,227.99     | 19,089.00 | 138.99     | 54,461.37    | 57,267.00 | (2,805.63) | 229,068.00    | 174,606.63 |
| TOTAL INCOME                   | 19,227.99     | 19,089.00 | 138.99     | 54,461.37    | 57,267.00 | (2,805.63) | 229,068.00    | 174,606.63 |
| <b>EXPENSES</b>                |               |           |            |              |           |            |               |            |
| Utilities                      |               |           |            |              |           |            |               |            |
| 5021 Electric & Gas            | 129.52        | 167.00    | (37.48)    | 387.39       | 501.00    | (113.61)   | 2,004.00      | 1,616.61   |
| 5040 Trash                     | 1,200.00      | 1,200.00  | 0.00       | 3,350.00     | 3,600.00  | (250.00)   | 14,400.00     | 11,050.00  |
| 5090 Water & Sewer             | 6,084.82      | 6,500.00  | (415.18)   | 13,623.02    | 19,500.00 | (5,876.98) | 78,000.00     | 64,376.98  |
| Total Utilities                | 7,414.34      | 7,867.00  | (452.66)   | 17,360.41    | 23,601.00 | (6,240.59) | 94,404.00     | 77,043.59  |
| Maintenance                    |               |           |            |              |           |            |               |            |
| 6050 Building Maintenance      | 0.00          | 250.00    | (250.00)   | 0.00         | 750.00    | (750.00)   | 3,000.00      | 3,000.00   |
| 6150 Fence Repairs             | 0.00          | 0.00      | 0.00       | 0.00         | 0.00      | 0.00       | 1,625.00      | 1,625.00   |
| 6240 General Grounds           | 0.00          | 600.00    | (600.00)   | 50.00        | 1,800.00  | (1,750.00) | 7,200.00      | 7,150.00   |
| 6340 Landscape Contract        | 100.00        | 100.00    | 0.00       | 300.00       | 300.00    | 0.00       | 14,640.00     | 14,340.00  |
| 6360 Lighting - Common Areas   | 95.00         | 50.00     | 45.00      | 185.00       | 150.00    | 35.00      | 600.00        | 415.00     |
| 6480 Roof & Gutter Maintenance | 0.00          | 400.00    | (400.00)   | 1,703.00     | 1,200.00  | 503.00     | 4,800.00      | 3,097.00   |
| 6505 Signage                   | 0.00          | 0.00      | 0.00       | 0.00         | 0.00      | 0.00       | 100.00        | 100.00     |
| 6510 Snow Removal              | 960.00        | 1,500.00  | (540.00)   | 9,995.00     | 4,500.00  | 5,495.00   | 9,000.00      | (995.00)   |
| 6512 Sprinkler Repairs         | 0.00          | 0.00      | 0.00       | 0.00         | 0.00      | 0.00       | 1,700.00      | 1,700.00   |
| Total Maintenance              | 1,155.00      | 2,900.00  | (1,745.00) | 12,233.00    | 8,700.00  | 3,533.00   | 42,665.00     | 30,432.00  |
| Other Expense                  |               |           |            |              |           |            |               |            |
| 5900 Reserve Contributions     | 1,500.00      | 1,500.00  | 0.00       | 4,500.00     | 4,500.00  | 0.00       | 18,000.00     | 13,500.00  |
| Total Other Expenses           | 1,500.00      | 1,500.00  | 0.00       | 4,500.00     | 4,500.00  | 0.00       | 18,000.00     | 13,500.00  |
| Administration                 |               |           |            |              |           |            |               |            |
| 7030 Audit/Taxes               | 2,500.00      | 0.00      | 2,500.00   | 2,500.00     | 0.00      | 2,500.00   | 3,050.00      | 550.00     |

# Unexpended Budget Report

Tuesday, March 31, 2015

## 2015 Americana Townhomes Operating (Continued)

Americana Townhomes Accrual Accounting Year Starts January 1, 2015

|                                | Month To Date |           |          | Year To Date |           |            | Annual Budget |            |
|--------------------------------|---------------|-----------|----------|--------------|-----------|------------|---------------|------------|
|                                | Actual        | Budget    | Variance | Actual       | Budget    | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)           |               |           |          |              |           |            |               |            |
| Administration (Continued)     |               |           |          |              |           |            |               |            |
| 7040 Bad Debt                  | 3.00          | 263.00    | (260.00) | 5.00         | 789.00    | (784.00)   | 3,161.00      | 3,156.00   |
| 7060 Copies, Postage, Printing | 377.48        | 140.00    | 237.48   | 935.49       | 420.00    | 515.49     | 1,680.00      | 744.51     |
| 7110 Insurance                 | 3,600.86      | 3,800.00  | (199.14) | 10,866.34    | 11,400.00 | (533.66)   | 45,600.00     | 34,733.66  |
| 7120 Legal Expenses            | 10.00         | 200.00    | (190.00) | 546.20       | 600.00    | (53.80)    | 2,400.00      | 1,853.80   |
| 7140 Management Fees           | 1,400.00      | 1,400.00  | 0.00     | 4,200.00     | 4,200.00  | 0.00       | 16,800.00     | 12,600.00  |
| 7180 Misc. Administration      | 20.00         | 40.00     | (20.00)  | 40.00        | 120.00    | (80.00)    | 480.00        | 440.00     |
| 7285 Storage                   | 51.22         | 69.00     | (17.78)  | 153.74       | 207.00    | (53.26)    | 828.00        | 674.26     |
| Total Administration           | 7,962.56      | 5,912.00  | 2,050.56 | 19,246.77    | 17,736.00 | 1,510.77   | 73,999.00     | 54,752.23  |
| TOTAL EXPENSES                 | 18,031.90     | 18,179.00 | (147.10) | 53,340.18    | 54,537.00 | (1,196.82) | 229,068.00    | 175,727.82 |
| NET INCOME (LOSS)              | 1,196.09      | 910.00    | 286.09   | 1,121.19     | 2,730.00  | (1,608.81) |               |            |
| UNEXPENDED (OVER EXPENDED)     |               |           |          |              |           |            |               | (1,121.19) |

# Unexpended Budget Report

Tuesday, March 31, 2015

## 2015 Americana Townhomes Reserves

AMERICANA RESERVES Accrual Accounting Year Starts January 1, 2015

|                              | 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     | 4,500.00     | 4,500.00 | 0.00       | 18,000.00     | 13,500.00  |
| 9440 Reserve Interest Income | 6.18          | 0.00     | 6.18     | 17.18        | 0.00     | 17.18      | 0.00          | (17.18)    |
| Total Income                 | 1,506.18      | 1,500.00 | 6.18     | 4,517.18     | 4,500.00 | 17.18      | 18,000.00     | 13,482.82  |
| Expenses                     |               |          |          |              |          |            |               |            |
| 9600 Reserve Expenses        | 0.00          | 0.00     | 0.00     | (1,500.00)   | 0.00     | (1,500.00) | 0.00          | 1,500.00   |
| Total Expenses               | 0.00          | 0.00     | 0.00     | (1,500.00)   | 0.00     | (1,500.00) | 0.00          | 1,500.00   |
| TOTAL INCOME                 | 1,506.18      | 1,500.00 | 6.18     | 3,017.18     | 4,500.00 | (1,482.82) | 18,000.00     | 14,982.82  |
| NET INCOME (LOSS)            | 1,506.18      | 1,500.00 | 6.18     | 3,017.18     | 4,500.00 | (1,482.82) | 18,000.00     |            |
| UNEXPENDED (OVER EXPENDED)   |               |          |          |              |          |            |               | 14,982.82  |