

Balance Sheet

Saturday, October 31, 2015

Americana Townhomes

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1000 Americana Mutual Omaha CK

\$4,107.11

Total Current Assets

\$4,107.11

Accounts Receivable

1100 Accounts Receivable

\$33,594.39

1299 Allowance for Bad Debts

(\$34,000.00)

Total Accounts Receivable

(\$405.61)

Prepaid Expenses

1310 Prepaid Expense

\$153.63

1320 Prepaid Insurance

\$19,088.51

Total Prepaid Expenses

\$19,242.14

TOTAL ASSETS

\$22,943.64

LIABILITIES

Current Liabilities

2000 Accounts Payable

\$2,298.85

2031 Deferred Income -Comcast

\$2,227.50

2100 Advance Payments

\$8,323.47

2300 Open Credits

\$200.63

Total Current Liabilities

\$13,050.45

TOTAL LIABILITIES

\$13,050.45

EQUITY

Prior Year Earnings

\$39,420.96

Current Year Earnings

(\$29,527.77)

TOTAL EQUITY

\$9,893.19

TOTAL LIABILITIES AND EQUITY

\$22,943.64

Balance Sheet

Saturday, October 31, 2015

AMERICANA RESERVES

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1110 Americana Mutual Omaha MM

\$48,670.46

Total Current Assets

\$48,670.46

TOTAL ASSETS

\$48,670.46

EQUITY

Prior Year Earnings

\$49,868.36

Current Year Earnings

(\$1,197.90)

TOTAL EQUITY

\$48,670.46

TOTAL LIABILITIES AND EQUITY

\$48,670.46

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, October 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
INCOME								
Income								
4000 HOA Fees	18,684.00	18,684.00	0.00	186,840.00	186,840.00	0.00	224,208.00	37,368.00
4040 CC&R Fines	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
4050 Comcast - Right of Way	67.50	45.00	22.50	675.00	450.00	225.00	540.00	(135.00)
4080 Late Fee	359.73	275.00	84.73	259.72	2,750.00	(2,490.28)	3,300.00	3,040.28
4100 Legal Fees Income	78.85	85.00	(6.15)	233.18	850.00	(616.82)	1,020.00	786.82
4500 Interest Income	2.29	0.00	2.29	3.39	0.00	3.39	0.00	(3.39)
Total Income	19,192.37	19,089.00	103.37	188,036.29	190,890.00	(2,853.71)	229,068.00	41,031.71
TOTAL INCOME	19,192.37	19,089.00	103.37	188,036.29	190,890.00	(2,853.71)	229,068.00	41,031.71
EXPENSES								
Utilities								
5021 Electric & Gas	136.23	167.00	(30.77)	1,260.43	1,670.00	(409.57)	2,004.00	743.57
5040 Trash	1,480.00	1,200.00	280.00	11,875.00	12,000.00	(125.00)	14,400.00	2,525.00
5090 Water & Sewer	7,007.50	6,500.00	507.50	61,553.07	65,000.00	(3,446.93)	78,000.00	16,446.93
Total Utilities	8,623.73	7,867.00	756.73	74,688.50	78,670.00	(3,981.50)	94,404.00	19,715.50
Maintenance								
6050 Building Maintenance	0.00	250.00	(250.00)	899.42	2,500.00	(1,600.58)	3,000.00	2,100.58
6150 Fence Repairs	1,155.72	0.00	1,155.72	4,198.60	1,625.00	2,573.60	1,625.00	(2,573.60)
6240 General Grounds	0.00	600.00	(600.00)	8,854.00	6,000.00	2,854.00	7,200.00	(1,654.00)
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	120.00	50.00	70.00	704.00	500.00	204.00	600.00	(104.00)
6480 Roof & Gutter Maintenance	0.00	400.00	(400.00)	3,767.06	4,000.00	(232.94)	4,800.00	1,032.94
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)	9,995.00	6,000.00	3,995.00	9,000.00	(995.00)
6512 Sprinkler Repairs	0.00	0.00	0.00	1,585.22	1,700.00	(114.78)	1,700.00	114.78
Total Maintenance	3,210.72	4,735.00	(1,524.28)	42,318.30	34,740.00	7,578.30	42,665.00	346.70
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

Unexpended Budget Report

Saturday, October 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								
7030 Audit/Taxes	0.00	0.00	0.00	2,500.00	3,050.00	(550.00)	3,050.00	550.00
7040 Bad Debt	20,614.02	263.00	20,351.02	27,519.17	2,630.00	24,889.17	3,161.00	(24,358.17)
7060 Copies, Postage, Printing	430.29	140.00	290.29	3,644.45	1,400.00	2,244.45	1,680.00	(1,964.45)
7110 Insurance	3,440.43	3,800.00	(359.57)	35,751.49	38,000.00	(2,248.51)	45,600.00	9,848.51
7120 Legal Expenses	168.85	200.00	(31.15)	1,434.23	2,000.00	(565.77)	2,400.00	965.77
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	30.00	40.00	(10.00)	196.25	400.00	(203.75)	480.00	283.75
7180 Miscellaneous Expenses	0.00	0.00	0.00	(0.60)	0.00	(0.60)	0.00	0.60
7285 Storage	51.21	69.00	(17.79)	512.27	690.00	(177.73)	828.00	315.73
Total Administration	26,134.80	5,912.00	20,222.80	85,557.26	62,170.00	23,387.26	73,999.00	(11,558.26)
TOTAL EXPENSES	39,469.25	20,014.00	19,455.25	217,564.06	190,580.00	26,984.06	229,068.00	11,503.94
NET INCOME (LOSS)	(20,276.88)	(925.00)	(19,351.88)	(29,527.77)	310.00	(29,837.77)		
UNEXPENDED (OVER EXPENDED)								29,527.77

Unexpended Budget Report

Saturday, October 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	15,000.00	15,000.00	0.00	18,000.00	3,000.00
9440 Reserve Interest Income	52.06	0.00	52.06	111.10	0.00	111.10	0.00	(111.10)
Total Income	1,552.06	1,500.00	52.06	15,111.10	15,000.00	111.10	18,000.00	2,888.90
TOTAL INCOME	1,552.06	1,500.00	52.06	15,111.10	15,000.00	111.10	18,000.00	2,888.90
EXPENSES								
Expenses								
9600 Reserve Expenses	0.00	0.00	0.00	4,500.00	0.00	4,500.00	0.00	(4,500.00)
9610 Reserve Asphalt	2,870.00	0.00	2,870.00	2,870.00	0.00	2,870.00	0.00	(2,870.00)
9640 Reserve Concrete	3,179.00	0.00	3,179.00	8,939.00	0.00	8,939.00	0.00	(8,939.00)
Total Expenses	6,049.00	0.00	6,049.00	16,309.00	0.00	16,309.00	0.00	(16,309.00)
TOTAL EXPENSES	6,049.00	0.00	6,049.00	16,309.00	0.00	16,309.00	0.00	(16,309.00)
NET INCOME (LOSS)	(4,496.94)	1,500.00	(5,996.94)	(1,197.90)	15,000.00	(16,197.90)	18,000.00	
UNEXPENDED (OVER EXPENDED)								19,197.90