

# Balance Sheet

Wednesday, February 29, 2012

## Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2012

### ASSETS

|                              |                               |                    |
|------------------------------|-------------------------------|--------------------|
| Operating Cash & Invest      |                               |                    |
| 1010 Appletree-CW Oper Acct  | (\$1,260.78)                  |                    |
|                              | Total Operating Cash & Invest | (\$1,260.78)       |
| Accounts Receivable          |                               |                    |
| 1210 Accounts Receivable     | \$26,259.29                   |                    |
| 1299 Allowance for Bad Debts | (\$13,693.21)                 |                    |
| 1770 Due from Reserves       | \$3,070.00                    |                    |
|                              | Total Accounts Receivable     | \$15,636.08        |
| Prepaid Expenses             |                               |                    |
| 1320 Prepaid Insurance       | \$4,499.17                    |                    |
|                              | Total Prepaid Expenses        | \$4,499.17         |
|                              | TOTAL ASSETS                  | <u>\$18,874.47</u> |

### LIABILITIES

|                       |                           |                    |
|-----------------------|---------------------------|--------------------|
| Current Liabilities   |                           |                    |
| 2010 Accounts Payable | \$11,993.53               |                    |
| 2030 Advance Payments | \$12,461.37               |                    |
| 2040 Open Credits     | \$0.14                    |                    |
|                       | Total Current Liabilities | \$24,455.04        |
|                       | TOTAL LIABILITIES         | <u>\$24,455.04</u> |

### EQUITY

|                        |                              |                     |
|------------------------|------------------------------|---------------------|
| Current Year Earnings  | (\$12,391.01)                |                     |
| Retained Earn-Res-PrYr | \$6,810.44                   |                     |
|                        | TOTAL EQUITY                 | <u>(\$5,580.57)</u> |
|                        | TOTAL LIABILITIES AND EQUITY | <u>\$18,874.47</u>  |

# Balance Sheet

Wednesday, February 29, 2012

## Appletree Reserve

Accrual Accounting Year Starts January 1, 2012

### ASSETS

#### Reserves Cash & Invest

|                            |              |
|----------------------------|--------------|
| 1120 RBC Wealth Management | \$139,927.93 |
| 1130 RBC Wealth Securities | \$60,000.00  |
| 1290 Res Accrued Interest  | \$110.30     |

|                              |              |
|------------------------------|--------------|
| Total Reserves Cash & Invest | \$200,038.23 |
|------------------------------|--------------|

|              |                     |
|--------------|---------------------|
| TOTAL ASSETS | <u>\$200,038.23</u> |
|--------------|---------------------|

### LIABILITIES

#### Current Liabilities

|                       |            |
|-----------------------|------------|
| 2750 Due to Operating | \$3,070.00 |
|-----------------------|------------|

|                           |            |
|---------------------------|------------|
| Total Current Liabilities | \$3,070.00 |
|---------------------------|------------|

|                   |                   |
|-------------------|-------------------|
| TOTAL LIABILITIES | <u>\$3,070.00</u> |
|-------------------|-------------------|

### EQUITY

|                        |              |
|------------------------|--------------|
| Current Year Earnings  | \$16,898.04  |
| Retained Earn-Res-PrYr | \$180,070.19 |

|              |                     |
|--------------|---------------------|
| TOTAL EQUITY | <u>\$196,968.23</u> |
|--------------|---------------------|

|                              |                     |
|------------------------------|---------------------|
| TOTAL LIABILITIES AND EQUITY | <u>\$200,038.23</u> |
|------------------------------|---------------------|

# Unexpended Budget Report

Wednesday, February 29, 2012

## Appletree Operating 2012

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2012

|                                | Month To Date    |                  |               | Year To Date     |                  |               | Annual Budget     |                   |
|--------------------------------|------------------|------------------|---------------|------------------|------------------|---------------|-------------------|-------------------|
|                                | Actual           | Budget           | Variance      | Actual           | Budget           | Variance      | Budget            | Unexpended        |
| <b>INCOME</b>                  |                  |                  |               |                  |                  |               |                   |                   |
| Revenues                       |                  |                  |               |                  |                  |               |                   |                   |
| 4010 Dues                      | 31,200.00        | 31,200.00        | 0.00          | 62,400.00        | 62,400.00        | 0.00          | 374,400.00        | 312,000.00        |
| 4080 Late Fee Income           | 351.32           | 167.00           | 184.32        | 727.93           | 334.00           | 393.93        | 2,000.00          | 1,272.07          |
| 4100 Legal Fee Income          | 1,247.56         | 500.00           | 747.56        | 1,322.56         | 1,000.00         | 322.56        | 6,000.00          | 4,677.44          |
| 4160 Miscellaneous Income      | 28.00            | 10.00            | 18.00         | 56.00            | 20.00            | 36.00         | 120.00            | 64.00             |
| Total Revenues                 | 32,826.88        | 31,877.00        | 949.88        | 64,506.49        | 63,754.00        | 752.49        | 382,520.00        | 318,013.51        |
| <b>TOTAL INCOME</b>            | <b>32,826.88</b> | <b>31,877.00</b> | <b>949.88</b> | <b>64,506.49</b> | <b>63,754.00</b> | <b>752.49</b> | <b>382,520.00</b> | <b>318,013.51</b> |
| <b>EXPENSES</b>                |                  |                  |               |                  |                  |               |                   |                   |
| Operating Expense              |                  |                  |               |                  |                  |               |                   |                   |
| 5012 Lighting-PSCC             | 512.87           | 917.00           | (404.13)      | 1,110.09         | 1,834.00         | (723.91)      | 11,000.00         | 9,889.91          |
| 5040 Trash Collection          | 1,048.00         | 1,167.00         | (119.00)      | 2,081.00         | 2,217.00         | (136.00)      | 14,000.00         | 11,919.00         |
| 5070 Water                     | 1,290.74         | 2,750.00         | (1,459.26)    | 2,603.44         | 5,500.00         | (2,896.56)    | 33,000.00         | 30,396.56         |
| Total Operating Expense        | 2,851.61         | 4,834.00         | (1,982.39)    | 5,794.53         | 9,551.00         | (3,756.47)    | 58,000.00         | 52,205.47         |
| Maintenance Expense            |                  |                  |               |                  |                  |               |                   |                   |
| 6051 Building Maint-Exterior   | 0.00             | 500.00           | (500.00)      | 3,260.43         | 1,000.00         | 2,260.43      | 6,000.00          | 2,739.57          |
| 6052 Building Maint-Interior   | 1,094.72         | 833.00           | 261.72        | 1,594.72         | 1,670.00         | (75.28)       | 10,000.00         | 8,405.28          |
| 6135 Extermin/Pest Control     | 310.00           | 417.00           | (107.00)      | 820.00           | 834.00           | (14.00)       | 5,000.00          | 4,180.00          |
| 6175 Misc./Flowerbeds/Watering | 0.00             | 0.00             | 0.00          | 0.00             | 0.00             | 0.00          | 2,000.00          | 2,000.00          |
| 6240 Grounds Maintenance       | 2,295.00         | 2,295.00         | 0.00          | 4,590.00         | 4,590.00         | 0.00          | 27,540.00         | 22,950.00         |
| 6250 Grounds Extras            | 842.40           | 1,100.00         | (257.60)      | 1,998.20         | 2,300.00         | (301.80)      | 13,000.00         | 11,001.80         |
| 6360 Lighting Maintenance      | 187.20           | 462.00           | (274.80)      | 530.40           | 920.00           | (389.60)      | 5,500.00          | 4,969.60          |
| 6420 Parking Lot - R&M         | 358.40           | 167.00           | 191.40        | 498.40           | 330.00           | 168.40        | 2,000.00          | 1,501.60          |
| 6430 Plumbing                  | 999.33           | 333.00           | 666.33        | 999.33           | 666.00           | 333.33        | 4,000.00          | 3,000.67          |
| 6450 Pool Repairs and Maint.   | 0.00             | 0.00             | 0.00          | 1,837.12         | 0.00             | 1,837.12      | 2,000.00          | 162.88            |
| 6460 Pool Contract             | 0.00             | 0.00             | 0.00          | 0.00             | 0.00             | 0.00          | 4,500.00          | 4,500.00          |
| 6461 Pool Furniture            | 0.00             | 0.00             | 0.00          | 0.00             | 0.00             | 0.00          | 750.00            | 750.00            |
| 6480 Roof Maintenance          | 4,650.00         | 300.00           | 4,350.00      | 5,550.00         | 2,300.00         | 3,250.00      | 3,500.00          | (2,050.00)        |
| 6510 Snow Removal              | 5,290.55         | 3,500.00         | 1,790.55      | 6,305.55         | 7,000.00         | (694.45)      | 12,000.00         | 5,694.45          |
| 6512 Sprinkler System Maint.   | 0.00             | 0.00             | 0.00          | 0.00             | 0.00             | 0.00          | 6,000.00          | 6,000.00          |
| 6522 Sweeping - Stairways      | 374.40           | 175.00           | 199.40        | 780.00           | 350.00           | 430.00        | 2,100.00          | 1,320.00          |
| 6540 Sweeping - Parking Lot    | 0.00             | 400.00           | (400.00)      | 249.60           | 400.00           | (150.40)      | 400.00            | 150.40            |

# Unexpended Budget Report

Wednesday, February 29, 2012

## Appletree Operating 2012 (Continued)

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2012

|                                 | Month To Date |           |             | Year To Date |            |            | Annual Budget |            |
|---------------------------------|---------------|-----------|-------------|--------------|------------|------------|---------------|------------|
|                                 | Actual        | Budget    | Variance    | Actual       | Budget     | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)            |               |           |             |              |            |            |               |            |
| Maintenance Expense (Continued) |               |           |             |              |            |            |               |            |
| 6550 Tennis Court Repairs       | 0.00          | 0.00      | 0.00        | 0.00         | 0.00       | 0.00       | 500.00        | 500.00     |
| 6560 Tree & Shrub               | 7,632.00      | 0.00      | 7,632.00    | 7,632.00     | 2,300.00   | 5,332.00   | 12,000.00     | 4,368.00   |
| Total Maintenance Expense       | 24,034.00     | 10,482.00 | 13,552.00   | 36,645.75    | 24,660.00  | 11,985.75  | 118,790.00    | 82,144.25  |
| Administration                  |               |           |             |              |            |            |               |            |
| 7030 Audit                      | 0.00          | 0.00      | 0.00        | 0.00         | 0.00       | 0.00       | 3,200.00      | 3,200.00   |
| 7040 Bad Debts                  | 0.00          | 583.00    | (583.00)    | 0.00         | 1,170.00   | (1,170.00) | 7,000.00      | 7,000.00   |
| 7100 Income Taxes               | 0.00          | 0.00      | 0.00        | 0.00         | 0.00       | 0.00       | 500.00        | 500.00     |
| 7110 Insurance                  | 3,842.33      | 3,000.00  | 842.33      | 7,684.66     | 6,000.00   | 1,684.66   | 36,000.00     | 28,315.34  |
| 7120 Legal Services             | 829.49        | 750.00    | 79.49       | 1,538.56     | 1,500.00   | 38.56      | 9,000.00      | 7,461.44   |
| 7140 Management Fee             | 1,950.00      | 1,950.00  | 0.00        | 3,900.00     | 3,900.00   | 0.00       | 23,400.00     | 19,500.00  |
| 7180 Miscellaneous & Storage    | 74.35         | 71.00     | 3.35        | 148.70       | 142.00     | 6.70       | 1,000.00      | 851.30     |
| 7230 Other Admin Expense        | 782.68        | 180.00    | 602.68      | 1,067.38     | 930.00     | 137.38     | 3,100.00      | 2,032.62   |
| 7290 Supplies                   | 103.43        | 250.00    | (146.57)    | 196.26       | 500.00     | (303.74)   | 3,000.00      | 2,803.74   |
| Total Administration            | 7,582.28      | 6,784.00  | 798.28      | 14,535.56    | 14,142.00  | 393.56     | 86,200.00     | 71,664.44  |
| Reserve Contributions           |               |           |             |              |            |            |               |            |
| 5900 Reserve Contribution       | 9,960.83      | 9,960.83  | 0.00        | 19,921.66    | 19,921.66  | 0.00       | 119,530.00    | 99,608.34  |
| Total Reserve Contributions     | 9,960.83      | 9,960.83  | 0.00        | 19,921.66    | 19,921.66  | 0.00       | 119,530.00    | 99,608.34  |
| TOTAL EXPENSES                  | 44,428.72     | 32,060.83 | 12,367.89   | 76,897.50    | 68,274.66  | 8,622.84   | 382,520.00    | 305,622.50 |
| NET INCOME (LOSS)               | (11,601.84)   | (183.83)  | (11,418.01) | (12,391.01)  | (4,520.66) | (7,870.35) |               |            |
| UNEXPENDED (OVER EXPENDED)      |               |           |             |              |            |            |               | 12,391.01  |

# Unexpended Budget Report

Wednesday, February 29, 2012

## Appletree Reserve 2012

Appletree Reserve Accrual Accounting Year Starts January 1, 2012

|                              | Month To Date |          |            | Year To Date |           |            | Annual Budget |            |
|------------------------------|---------------|----------|------------|--------------|-----------|------------|---------------|------------|
|                              | Actual        | Budget   | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                |               |          |            |              |           |            |               |            |
| Reserves Revenues            |               |          |            |              |           |            |               |            |
| 9410 Reserve Income          | 9,960.83      | 9,960.83 | 0.00       | 19,921.66    | 19,921.66 | 0.00       | 119,530.00    | 99,608.34  |
| 9440 Reserve Interest Income | 45.67         | 0.00     | 45.67      | 46.38        | 0.00      | 46.38      | 0.00          | (46.38)    |
| Total Reserves Revenues      | 10,006.50     | 9,960.83 | 45.67      | 19,968.04    | 19,921.66 | 46.38      | 119,530.00    | 99,561.96  |
|                              |               |          |            |              |           |            |               |            |
| TOTAL INCOME                 | 10,006.50     | 9,960.83 | 45.67      | 19,968.04    | 19,921.66 | 46.38      | 119,530.00    | 99,561.96  |
| <b>EXPENSES</b>              |               |          |            |              |           |            |               |            |
| Reserves Expenditures        |               |          |            |              |           |            |               |            |
| 9788 Res Pool                | 3,070.00      | 0.00     | 3,070.00   | 3,070.00     | 0.00      | 3,070.00   | 0.00          | (3,070.00) |
| Total Reserves Expenditures  | 3,070.00      | 0.00     | 3,070.00   | 3,070.00     | 0.00      | 3,070.00   | 0.00          | (3,070.00) |
|                              |               |          |            |              |           |            |               |            |
| TOTAL EXPENSES               | 3,070.00      | 0.00     | 3,070.00   | 3,070.00     | 0.00      | 3,070.00   | 0.00          | (3,070.00) |
|                              |               |          |            |              |           |            |               |            |
| NET INCOME (LOSS)            | 6,936.50      | 9,960.83 | (3,024.33) | 16,898.04    | 19,921.66 | (3,023.62) | 119,530.00    |            |
|                              |               |          |            |              |           |            |               |            |
| UNEXPENDED (OVER EXPENDED)   |               |          |            |              |           |            |               | 102,631.96 |