

Friday, November 30, 2012

Accrual Accounting Year Starts January 1, 2012

Prepared by Weststar Management Corp. on January 13, 2013 at 9:59 PM

Balance Sheet

Friday, November 30, 2012

Appletree Reserve

Accrual Accounting Year Starts January 1, 2012

ASSETS

Reserves Cash & Invest

1120 RBC Wealth Management	\$92,761.35
1130 RBC Wealth Securities	\$135,683.58
1290 Res Accrued Interest	\$110.30

Total Reserves Cash & Invest	\$228,555.23
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TOTAL ASSETS	<u>\$228,555.23</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating	\$2,916.38
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Total Current Liabilities	\$2,916.38
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TOTAL LIABILITIES	<u>\$2,916.38</u>
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EQUITY

Current Year Earnings	\$45,568.66
Retained Earn-Res-PrYr	\$180,070.19

TOTAL EQUITY	<u>\$225,638.85</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$228,555.23</u>
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Unexpended Budget Report

Friday, November 30, 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
INCOME								
Revenues								
4010 Dues	31,200.00	31,200.00	0.00	343,200.00	343,200.00	0.00	374,400.00	31,200.00
4040 CC&R Fines	0.00	0.00	0.00	201.66	0.00	201.66	0.00	(201.66)
4080 Late Fee Income	261.58	167.00	94.58	3,610.09	1,837.00	1,773.09	2,000.00	(1,610.09)
4100 Legal Fee Income	605.81	500.00	105.81	6,198.90	5,500.00	698.90	6,000.00	(198.90)
4160 Miscellaneous Income	28.00	10.00	18.00	134.00	110.00	24.00	120.00	(14.00)
Total Revenues	32,095.39	31,877.00	218.39	353,344.65	350,647.00	2,697.65	382,520.00	29,175.35
TOTAL INCOME	32,095.39	31,877.00	218.39	353,344.65	350,647.00	2,697.65	382,520.00	29,175.35
EXPENSES								
Operating Expense								
5012 Lighting-PSCC	602.67	917.00	(314.33)	7,730.63	10,087.00	(2,356.37)	11,000.00	3,269.37
5040 Trash Collection	1,003.00	1,167.00	(164.00)	11,123.00	12,853.00	(1,730.00)	14,000.00	2,877.00
5070 Water	1,584.02	2,750.00	(1,165.98)	35,978.01	30,250.00	5,728.01	33,000.00	(2,978.01)
Total Operating Expense	3,189.69	4,834.00	(1,644.31)	54,831.64	53,190.00	1,641.64	58,000.00	3,168.36
Maintenance Expense								
6051 Building Maint-Exterior	0.00	500.00	(500.00)	7,521.74	5,500.00	2,021.74	6,000.00	(1,521.74)
6052 Building Maint-Interior	0.00	833.00	(833.00)	7,351.09	9,167.00	(1,815.91)	10,000.00	2,648.91
6135 Extermin/Pest Control	60.00	417.00	(357.00)	3,715.00	4,587.00	(872.00)	5,000.00	1,285.00
6175 Misc./Flowerbeds/Watering	0.00	0.00	0.00	3,437.65	2,000.00	1,437.65	2,000.00	(1,437.65)
6240 Grounds Maintenance	2,295.00	2,295.00	0.00	26,940.35	25,245.00	1,695.35	27,540.00	599.65
6250 Grounds Extras	4,942.64	400.00	4,542.64	19,183.52	11,500.00	7,683.52	13,000.00	(6,183.52)
6360 Lighting Maintenance	929.83	458.00	471.83	6,008.77	5,042.00	966.77	5,500.00	(508.77)
6420 Parking Lot - R&M	140.00	167.00	(27.00)	1,789.60	1,833.00	(43.40)	2,000.00	210.40
6430 Plumbing	0.00	333.00	(333.00)	2,769.77	3,667.00	(897.23)	4,000.00	1,230.23
6450 Pool Repairs and Maint.	0.00	0.00	0.00	5,136.42	2,000.00	3,136.42	2,000.00	(3,136.42)
6460 Pool Contract	0.00	0.00	0.00	4,560.43	4,500.00	60.43	4,500.00	(60.43)
6461 Pool Furniture	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6480 Roof Maintenance	0.00	0.00	0.00	5,971.85	3,500.00	2,471.85	3,500.00	(2,471.85)
6510 Snow Removal	0.00	500.00	(500.00)	6,305.55	10,500.00	(4,194.45)	12,000.00	5,694.45
6512 Sprinkler System Maint.	0.00	400.00	(400.00)	9,986.27	6,000.00	3,986.27	6,000.00	(3,986.27)
6522 Sweeping - Stairways	0.00	175.00	(175.00)	3,296.10	1,925.00	1,371.10	2,100.00	(1,196.10)

Unexpended Budget Report

Friday, November 30, 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)								
6540 Sweeping - Parking Lot	0.00	0.00	0.00	762.55	400.00	362.55	400.00	(362.55)
6550 Tennis Court Repairs	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6560 Tree & Shrub	1,190.00	0.00	1,190.00	11,466.90	12,000.00	(533.10)	12,000.00	533.10
Total Maintenance Expense	9,557.47	6,478.00	3,079.47	126,203.56	110,616.00	15,587.56	118,790.00	(7,413.56)
Administration								
7030 Audit	0.00	0.00	0.00	3,200.00	3,200.00	0.00	3,200.00	0.00
7040 Bad Debts	1,134.90	583.00	551.90	1,360.38	6,417.00	(5,056.62)	7,000.00	5,639.62
7100 Income Taxes	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance	3,842.33	3,000.00	842.33	42,265.63	33,000.00	9,265.63	36,000.00	(6,265.63)
7120 Legal Services	831.69	750.00	81.69	8,000.49	8,250.00	(249.51)	9,000.00	999.51
7140 Management Fee	1,950.00	1,950.00	0.00	21,450.00	21,450.00	0.00	23,400.00	1,950.00
7180 Miscellaneous & Storage	625.00	99.00	526.00	1,373.70	929.00	444.70	1,000.00	(373.70)
7230 Other Admin Expense	191.36	200.00	(8.64)	3,143.52	2,895.00	248.52	3,100.00	(43.52)
7290 Supplies	0.00	250.00	(250.00)	2,599.60	2,750.00	(150.40)	3,000.00	400.40
Total Administration	8,575.28	6,832.00	1,743.28	83,393.32	79,391.00	4,002.32	86,200.00	2,806.68
Reserve Contributions								
5900 Reserve Contribution	9,960.84	9,960.84	0.00	109,569.16	109,569.16	0.00	119,530.00	9,960.84
Total Reserve Contributions	9,960.84	9,960.84	0.00	109,569.16	109,569.16	0.00	119,530.00	9,960.84
TOTAL EXPENSES	31,283.28	28,104.84	3,178.44	373,997.68	352,766.16	21,231.52	382,520.00	8,522.32
NET INCOME (LOSS)	812.11	3,772.16	(2,960.05)	(20,653.03)	(2,119.16)	(18,533.87)		
UNEXPENDED (OVER EXPENDED)								20,653.03

Unexpended Budget Report

Friday, November 30, 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
INCOME								
Reserves Revenues								
9410 Reserve Income	9,960.84	9,960.84	0.00	109,569.16	109,569.16	0.00	119,530.00	9,960.84
9440 Reserve Interest Income	81.87	0.00	81.87	699.44	0.00	699.44	0.00	(699.44)
Total Reserves Revenues	10,042.71	9,960.84	81.87	110,268.60	109,569.16	699.44	119,530.00	9,261.40
TOTAL INCOME	10,042.71	9,960.84	81.87	110,268.60	109,569.16	699.44	119,530.00	9,261.40
EXPENSES								
Reserves Expenditures								
9680 Reserve Gutters	0.00	0.00	0.00	19,209.75	0.00	19,209.75	0.00	(19,209.75)
9788 Res Pool	2,916.38	0.00	2,916.38	29,890.19	0.00	29,890.19	0.00	(29,890.19)
9790 Reserve Patios/Decks	0.00	0.00	0.00	15,600.00	0.00	15,600.00	0.00	(15,600.00)
Total Reserves Expenditures	2,916.38	0.00	2,916.38	64,699.94	0.00	64,699.94	0.00	(64,699.94)
TOTAL EXPENSES	2,916.38	0.00	2,916.38	64,699.94	0.00	64,699.94	0.00	(64,699.94)
NET INCOME (LOSS)	7,126.33	9,960.84	(2,834.51)	45,568.66	109,569.16	(64,000.50)	119,530.00	
UNEXPENDED (OVER EXPENDED)								73,961.34