

Balance Sheet

Saturday, August 31, 2013

Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invest			
1010 Appletree-CW Oper Acct		\$4,046.31	
	Total Operating Cash & Invest		\$4,046.31
Accounts Receivable			
1210 Accounts Receivable		\$32,631.15	
1299 Allowance for Bad Debts		(\$16,100.00)	
	Total Accounts Receivable		\$16,531.15
Prepaid Expenses			
1320 Prepaid Insurance		\$2,667.13	
1330 Prepaid Expenses		\$560.00	
	Total Prepaid Expenses		\$3,227.13
	TOTAL ASSETS		<u>\$23,804.59</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$27,252.05	
2030 Advance Payments		\$11,715.62	
2040 Open Credits		\$20.28	
	Total Current Liabilities		\$38,987.95
	TOTAL LIABILITIES		<u>\$38,987.95</u>

EQUITY

Current Year Earnings		(\$20,822.65)	
Retained Earn-Res-PrYr		\$5,639.29	
	TOTAL EQUITY		<u>(\$15,183.36)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$23,804.59</u>

Balance Sheet

Saturday, August 31, 2013

Appletree Reserve

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Invest

1120 RBC Wealth Management	\$27,499.73
1130 RBC Wealth Securities	\$135,771.78
1290 Res Accrued Interest	\$287.57

Total Reserves Cash & Invest	\$163,559.08
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TOTAL ASSETS	<u>\$163,559.08</u>
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EQUITY

Current Year Earnings	(\$66,471.46)
Retained Earn-Res-PrYr	\$230,030.54

TOTAL EQUITY	<u>\$163,559.08</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$163,559.08</u>
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Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, August 31, 2013

Appletree Operating 2013

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	31,980.00	31,980.00	0.00	255,840.00	255,840.00	0.00	383,760.00	127,920.00
4040 CC&R Fines	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
4080 Late Fee Income	376.68	167.00	209.68	2,529.67	1,336.00	1,193.67	2,000.00	(529.67)
4100 Legal Fee Income	543.00	500.00	43.00	1,522.00	4,000.00	(2,478.00)	6,000.00	4,478.00
4160 Miscellaneous Income	0.00	10.00	(10.00)	95.00	80.00	15.00	120.00	25.00
Total Revenues	32,899.68	32,657.00	242.68	260,336.67	261,256.00	(919.33)	391,880.00	131,543.33
TOTAL INCOME	32,899.68	32,657.00	242.68	260,336.67	261,256.00	(919.33)	391,880.00	131,543.33
EXPENSES								
Operating Expense								
5012 Lighting-PSCC	992.05	917.00	75.05	5,808.46	7,336.00	(1,527.54)	11,000.00	5,191.54
5040 Trash Collection	1,248.00	1,167.00	81.00	8,894.00	9,352.00	(458.00)	14,000.00	5,106.00
5070 Water	4,076.66	6,300.00	(2,223.34)	20,024.28	21,900.00	(1,875.72)	37,000.00	16,975.72
Total Operating Expense	6,316.71	8,384.00	(2,067.29)	34,726.74	38,588.00	(3,861.26)	62,000.00	27,273.26
Maintenance Expense								
6051 Building Maint-Exterior	4,961.25	500.00	4,461.25	11,018.03	5,000.00	6,018.03	7,000.00	(4,018.03)
6052 Building Maint-Interior	0.00	750.00	(750.00)	0.00	6,000.00	(6,000.00)	9,000.00	9,000.00
6135 Extermin/Pest Control	595.00	417.00	178.00	3,220.00	3,336.00	(116.00)	5,000.00	1,780.00
6175 Misc./Flowerbeds/Watering	202.50	0.00	202.50	2,041.18	3,000.00	(958.82)	3,000.00	958.82
6240 Grounds Maintenance	5,466.31	2,295.00	3,171.31	21,531.31	18,360.00	3,171.31	27,540.00	6,008.69
6250 Grounds Extras	4,131.07	1,000.00	3,131.07	21,897.69	8,000.00	13,897.69	12,000.00	(9,897.69)
6360 Lighting Maintenance	776.25	458.00	318.25	3,345.85	3,668.00	(322.15)	5,500.00	2,154.15
6420 Parking Lot - R&M	207.50	167.00	40.50	1,187.50	1,332.00	(144.50)	2,000.00	812.50
6430 Plumbing	0.00	250.00	(250.00)	1,400.00	2,000.00	(600.00)	3,000.00	1,600.00
6450 Pool Repairs and Maint.	337.50	0.00	337.50	2,849.69	2,250.00	599.69	3,000.00	150.31
6460 Pool Contract	825.00	1,000.00	(175.00)	5,467.60	2,700.00	2,767.60	4,500.00	(967.60)
6461 Pool Furniture	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6480 Roof Maintenance	1,435.00	300.00	1,135.00	4,200.43	5,000.00	(799.57)	5,000.00	799.57
6510 Snow Removal	0.00	0.00	0.00	9,635.50	10,000.00	(364.50)	12,000.00	2,364.50
6512 Sprinkler System Maint.	1,149.65	2,000.00	(850.35)	2,223.49	5,450.00	(3,226.51)	8,000.00	5,776.51
6522 Sweeping - Stairways	810.00	325.00	485.00	2,860.90	2,600.00	260.90	3,900.00	1,039.10

Unexpended Budget Report

Saturday, August 31, 2013

Appletree Operating 2013 (Continued)

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2013

	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	472.50	0.00	472.50	607.50	500.00	107.50	600.00	(7.50)
6550 Tennis Court Repairs	0.00	250.00	(250.00)	0.00	500.00	(500.00)	500.00	500.00
6560 Tree & Shrub	0.00	800.00	(800.00)	12,199.00	11,500.00	699.00	12,000.00	(199.00)
Total Maintenance Expense	21,369.53	10,512.00	10,857.53	105,685.67	91,946.00	13,739.67	124,290.00	18,604.33
Administration								
7030 Audit	0.00	0.00	0.00	3,300.00	3,200.00	100.00	3,200.00	(100.00)
7040 Bad Debts	0.00	334.00	(334.00)	474.19	2,664.00	(2,189.81)	4,000.00	3,525.81
7100 Income Taxes	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance	3,842.25	3,034.00	808.25	30,738.00	24,272.00	6,466.00	36,400.00	5,662.00
7120 Legal Services	923.00	750.00	173.00	2,602.00	6,000.00	(3,398.00)	9,000.00	6,398.00
7140 Management Fee	1,975.00	1,975.00	0.00	15,800.00	15,800.00	0.00	23,700.00	7,900.00
7180 Miscellaneous & Storage	80.00	67.00	13.00	550.00	536.00	14.00	800.00	250.00
7230 Other Admin Expense	127.86	150.00	(22.14)	1,984.18	2,600.00	(615.82)	3,200.00	1,215.82
7290 Supplies	202.00	250.00	(48.00)	3,778.54	1,500.00	2,278.54	2,500.00	(1,278.54)
Total Administration	7,150.11	6,560.00	590.11	59,226.91	57,072.00	2,154.91	83,300.00	24,073.09
Reserve Contributions								
5900 Reserve Contribution	10,190.00	10,190.00	0.00	81,520.00	81,520.00	0.00	122,290.00	40,770.00
Total Reserve Contributions	10,190.00	10,190.00	0.00	81,520.00	81,520.00	0.00	122,290.00	40,770.00
TOTAL EXPENSES	45,026.35	35,646.00	9,380.35	281,159.32	269,126.00	12,033.32	391,880.00	110,720.68
NET INCOME (LOSS)	(12,126.67)	(2,989.00)	(9,137.67)	(20,822.65)	(7,870.00)	(12,952.65)		
UNEXPENDED (OVER EXPENDED)								20,822.65

Unexpended Budget Report

Saturday, August 31, 2013

Appletree Reserve 2013

Appletree Reserve Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserves Revenues								
9410 Reserve Income	10,190.00	10,190.00	0.00	71,330.00	81,520.00	(10,190.00)	122,290.00	50,960.00
9440 Reserve Interest Income	85.44	0.00	85.44	720.82	0.00	720.82	0.00	(720.82)
Total Reserves Revenues	10,275.44	10,190.00	85.44	72,050.82	81,520.00	(9,469.18)	122,290.00	50,239.18
TOTAL INCOME	10,275.44	10,190.00	85.44	72,050.82	81,520.00	(9,469.18)	122,290.00	50,239.18
EXPENSES								
Reserves Expenditures								
9605 Res Bldg Maintenance	5,720.00	0.00	5,720.00	28,129.00	0.00	28,129.00	0.00	(28,129.00)
9730 Res Landscaping	0.00	0.00	0.00	29,559.66	0.00	29,559.66	0.00	(29,559.66)
9750 Res Painting	25,000.00	0.00	25,000.00	75,000.00	0.00	75,000.00	0.00	(75,000.00)
9788 Res Pool	0.00	0.00	0.00	5,833.62	0.00	5,833.62	0.00	(5,833.62)
Total Reserves Expenditures	30,720.00	0.00	30,720.00	138,522.28	0.00	138,522.28	0.00	(138,522.28)
TOTAL EXPENSES	30,720.00	0.00	30,720.00	138,522.28	0.00	138,522.28	0.00	(138,522.28)
NET INCOME (LOSS)	(20,444.56)	10,190.00	(30,634.56)	(66,471.46)	81,520.00	(147,991.46)	122,290.00	
UNEXPENDED (OVER EXPENDED)								188,761.46