

Balance Sheet

Tuesday, December 31, 2013

Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invest		
1010 Appletree-CW Oper Acct	\$8,605.68	
	Total Operating Cash & Invest	\$8,605.68
Accounts Receivable		
1210 Accounts Receivable	\$37,210.73	
1299 Allowance for Bad Debts	(\$10,000.00)	
1770 Due from Reserves	\$3,161.11	
	Total Accounts Receivable	\$30,371.84
Prepaid Expenses		
1320 Prepaid Insurance	\$6,544.16	
1330 Prepaid Expenses	\$240.00	
	Total Prepaid Expenses	\$6,784.16
	TOTAL ASSETS	\$45,761.68

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$51,295.44	
2011 Accrued Payables	\$445.69	
2030 Advance Payments	\$9,637.52	
2040 Open Credits	\$10.00	
	Total Current Liabilities	\$61,388.65
	TOTAL LIABILITIES	\$61,388.65

EQUITY

Current Year Earnings	(\$21,422.22)	
Retained Earn--PrYr	\$5,795.25	
	TOTAL EQUITY	(\$15,626.97)
	TOTAL LIABILITIES AND EQUITY	\$45,761.68

Balance Sheet

Tuesday, December 31, 2013

Appletree Reserve

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Invest

1120 RBC Wealth Management	\$64,252.72
1130 RBC Wealth Securities	\$106,189.10
1290 Res Accrued Interest	\$53.63

Total Reserves Cash & Invest	\$170,495.45
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TOTAL ASSETS	<u>\$170,495.45</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating	\$3,161.11
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Total Current Liabilities	\$3,161.11
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TOTAL LIABILITIES	<u>\$3,161.11</u>
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EQUITY

Current Year Earnings	(\$62,696.20)
Retained Earn--PrYr	\$230,030.54

TOTAL EQUITY	<u>\$167,334.34</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$170,495.45</u>
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Unexpended Budget Report

Tuesday, December 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	383,760.00	383,760.00	0.00	383,760.00	0.00
4040 CC&R Fines	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
4066 Insurance Claim Income	11,177.00	0.00	11,177.00	11,177.00	0.00	11,177.00	0.00	(11,177.00)
4080 Late Fee Income	453.40	163.00	290.40	4,156.64	2,000.00	2,156.64	2,000.00	(2,156.64)
4100 Legal Fee Income	1,286.00	500.00	786.00	3,442.85	6,000.00	(2,557.15)	6,000.00	2,557.15
4160 Miscellaneous Income	0.00	10.00	(10.00)	123.00	120.00	3.00	120.00	(3.00)
Total Revenues	44,896.40	32,653.00	12,243.40	402,909.49	391,880.00	11,029.49	391,880.00	(11,029.49)
TOTAL INCOME	44,896.40	32,653.00	12,243.40	402,909.49	391,880.00	11,029.49	391,880.00	(11,029.49)
EXPENSES								
Operating Expense								
5012 Lighting-PSCC	828.81	913.00	(84.19)	8,837.22	11,000.00	(2,162.78)	11,000.00	2,162.78
5040 Trash Collection	1,068.00	1,147.00	(79.00)	13,331.00	14,000.00	(669.00)	14,000.00	669.00
5070 Water	1,599.75	1,500.00	99.75	29,762.07	37,000.00	(7,237.93)	37,000.00	7,237.93
Total Operating Expense	3,496.56	3,560.00	(63.44)	51,930.29	62,000.00	(10,069.71)	62,000.00	10,069.71
Maintenance Expense								
6051 Building Maint-Exterior	3,207.24	500.00	2,707.24	22,055.17	7,000.00	15,055.17	7,000.00	(15,055.17)
6052 Building Maint-Interior	1,175.00	750.00	425.00	1,175.00	9,000.00	(7,825.00)	9,000.00	7,825.00
6135 Extermin/Pest Control	335.00	413.00	(78.00)	4,685.00	5,000.00	(315.00)	5,000.00	315.00
6175 Misc./Flowerbeds/Watering	0.00	0.00	0.00	2,142.43	3,000.00	(857.57)	3,000.00	857.57
6240 Grounds Maintenance	2,295.00	2,295.00	0.00	30,711.31	27,540.00	3,171.31	27,540.00	(3,171.31)
6250 Grounds Extras	2,295.00	1,000.00	1,295.00	29,925.51	12,000.00	17,925.51	12,000.00	(17,925.51)
6360 Lighting Maintenance	2,978.50	458.00	2,520.50	8,113.10	5,500.00	2,613.10	5,500.00	(2,613.10)
6420 Parking Lot - R&M	140.00	167.00	(27.00)	2,051.25	2,000.00	51.25	2,000.00	(51.25)
6430 Plumbing	0.00	250.00	(250.00)	1,775.00	3,000.00	(1,225.00)	3,000.00	1,225.00
6450 Pool Repairs and Maint.	0.00	0.00	0.00	3,511.90	3,000.00	511.90	3,000.00	(511.90)
6460 Pool Contract	0.00	0.00	0.00	6,279.16	4,500.00	1,779.16	4,500.00	(1,779.16)
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	5,587.93	5,000.00	587.93	5,000.00	(587.93)
6510 Snow Removal	3,276.50	1,500.00	1,776.50	14,054.50	12,000.00	2,054.50	12,000.00	(2,054.50)
6512 Sprinkler System Maint.	0.00	0.00	0.00	2,403.25	8,000.00	(5,596.75)	8,000.00	5,596.75

Unexpended Budget Report

Tuesday, December 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)								
6522 Sweeping - Stairways	438.75	325.00	113.75	4,582.15	3,900.00	682.15	3,900.00	(682.15)
6540 Sweeping - Parking Lot	0.00	0.00	0.00	1,957.50	600.00	1,357.50	600.00	(1,357.50)
6550 Tennis Court Repairs	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6560 Tree & Shrub	135.00	0.00	135.00	12,604.00	12,000.00	604.00	12,000.00	(604.00)
Total Maintenance Expense	16,275.99	7,658.00	8,617.99	153,614.16	124,290.00	29,324.16	124,290.00	(29,324.16)
Administration								
6300 Insurance Claim Expense	0.00	0.00	0.00	11,177.00	0.00	11,177.00	0.00	(11,177.00)
7030 Audit	0.00	0.00	0.00	6,650.00	3,200.00	3,450.00	3,200.00	(3,450.00)
7040 Bad Debts	(6,100.00)	334.00	(6,434.00)	(5,615.81)	4,000.00	(9,615.81)	4,000.00	9,615.81
7100 Income Taxes	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance	3,745.00	3,030.00	715.00	45,961.13	36,400.00	9,561.13	36,400.00	(9,561.13)
7120 Legal Services	1,386.00	750.00	636.00	4,924.28	9,000.00	(4,075.72)	9,000.00	4,075.72
7140 Management Fee	1,975.00	1,975.00	0.00	23,700.00	23,700.00	0.00	23,700.00	0.00
7180 Miscellaneous & Storage	780.00	63.00	717.00	1,570.00	800.00	770.00	800.00	(770.00)
7230 Other Admin Expense	556.30	150.00	406.30	3,136.23	3,200.00	(63.77)	3,200.00	63.77
7290 Supplies	500.97	250.00	250.97	4,994.43	2,500.00	2,494.43	2,500.00	(2,494.43)
Total Administration	2,843.27	6,552.00	(3,708.73)	96,497.26	83,300.00	13,197.26	83,300.00	(13,197.26)
Reserve Contributions								
5900 Reserve Contribution	10,200.00	10,200.00	0.00	122,290.00	122,290.00	0.00	122,290.00	0.00
Total Reserve Contributions	10,200.00	10,200.00	0.00	122,290.00	122,290.00	0.00	122,290.00	0.00
TOTAL EXPENSES	32,815.82	27,970.00	4,845.82	424,331.71	391,880.00	32,451.71	391,880.00	(32,451.71)
NET INCOME (LOSS)	12,080.58	4,683.00	7,397.58	(21,422.22)		(21,422.22)		
UNEXPENDED (OVER EXPENDED)								21,422.22

Unexpended Budget Report

Tuesday, December 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	10,200.00	(10.00)	91,710.00	122,290.00	(30,580.00)	122,290.00	30,580.00
9440 Reserve Interest Income	(93.23)	0.00	(93.23)	1,137.09	0.00	1,137.09	0.00	(1,137.09)
Total Reserves Revenues	10,096.77	10,200.00	(103.23)	92,847.09	122,290.00	(29,442.91)	122,290.00	29,442.91
TOTAL INCOME	10,096.77	10,200.00	(103.23)	92,847.09	122,290.00	(29,442.91)	122,290.00	29,442.91
EXPENSES								
Reserves Expenditures								
9605 Res Bldg Maintenance	0.00	0.00	0.00	28,129.00	0.00	28,129.00	0.00	(28,129.00)
9730 Res Landscaping	0.00	0.00	0.00	33,936.23	0.00	33,936.23	0.00	(33,936.23)
9750 Res Painting	3,161.11	0.00	3,161.11	87,644.44	0.00	87,644.44	0.00	(87,644.44)
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	3,161.11	0.00	3,161.11	155,543.29	0.00	155,543.29	0.00	(155,543.29)
TOTAL EXPENSES	3,161.11	0.00	3,161.11	155,543.29	0.00	155,543.29	0.00	(155,543.29)
NET INCOME (LOSS)	6,935.66	10,200.00	(3,264.34)	(62,696.20)	122,290.00	(184,986.20)	122,290.00	
UNEXPENDED (OVER EXPENDED)								184,986.20