

# Balance Sheet

Wednesday, April 30, 2014

## Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2014

### ASSETS

|                              |               |                    |
|------------------------------|---------------|--------------------|
| Operating Cash & Invest      |               |                    |
| 1010 Appletree-CW Oper Acct  | \$11,439.84   |                    |
|                              |               | \$11,439.84        |
| Accounts Receivable          |               |                    |
| 1210 Accounts Receivable     | \$45,211.26   |                    |
| 1299 Allowance for Bad Debts | (\$26,000.00) |                    |
|                              |               | \$19,211.26        |
| Prepaid Expenses             |               |                    |
| 1320 Prepaid Insurance       | \$4,977.16    |                    |
|                              |               | \$4,977.16         |
|                              |               |                    |
|                              | TOTAL ASSETS  | <u>\$35,628.26</u> |

### LIABILITIES

|                       |                   |                    |
|-----------------------|-------------------|--------------------|
| Current Liabilities   |                   |                    |
| 2010 Accounts Payable | \$55,153.87       |                    |
| 2030 Advance Payments | \$7,708.39        |                    |
| 2770 Due to Reserves  | \$10,000.00       |                    |
|                       |                   | \$72,862.26        |
|                       |                   |                    |
|                       | TOTAL LIABILITIES | <u>\$72,862.26</u> |

### EQUITY

|                       |                              |                      |
|-----------------------|------------------------------|----------------------|
| Current Year Earnings | (\$8,774.51)                 |                      |
| Retained Earn--PrYr   | (\$28,459.49)                |                      |
|                       |                              |                      |
|                       | TOTAL EQUITY                 | <u>(\$37,234.00)</u> |
|                       |                              |                      |
|                       | TOTAL LIABILITIES AND EQUITY | <u>\$35,628.26</u>   |

**Balance Sheet**  
Wednesday, April 30, 2014

**Appletree Reserve**

Accrual Accounting Year Starts January 1, 2014

**ASSETS**

Reserves Cash & Invest

1120 RBC Wealth Management \$64,040.54

1130 RBC Wealth Securities \$106,189.10

1290 Res Accrued Interest \$53.63

Total Reserves Cash & Invest \$170,283.27

Accounts Receivable

1750 Due from Operating \$30,390.00

Total Accounts Receivable \$30,390.00

**TOTAL ASSETS** \$200,673.27

**EQUITY**

Current Year Earnings \$2,758.93

Retained Earn--PrYr \$197,914.34

**TOTAL EQUITY** \$200,673.27

**TOTAL LIABILITIES AND EQUITY** \$200,673.27

# Unexpended Budget Report

Wednesday, April 30, 2014

## Appletree Operating 2014

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2014

|                                | Month To Date |           |            | Year To Date |            |            | Annual Budget |              |
|--------------------------------|---------------|-----------|------------|--------------|------------|------------|---------------|--------------|
|                                | Actual        | Budget    | Variance   | Actual       | Budget     | Variance   | Budget        | Unexpended   |
| <b>INCOME</b>                  |               |           |            |              |            |            |               |              |
| Revenues                       |               |           |            |              |            |            |               |              |
| 4010 Dues                      | 32,760.00     | 32,760.00 | 0.00       | 131,040.00   | 131,040.00 | 0.00       | 393,120.00    | 262,080.00   |
| 4066 Insurance Claim Income    | 0.00          | 0.00      | 0.00       | 124,103.53   | 0.00       | 124,103.53 | 0.00          | (124,103.53) |
| 4080 Late Fee Income           | 383.69        | 167.00    | 216.69     | 1,126.39     | 668.00     | 458.39     | 2,000.00      | 873.61       |
| 4100 Legal Fee Income          | 60.00         | 250.00    | (190.00)   | 1,231.00     | 1,000.00   | 231.00     | 3,000.00      | 1,769.00     |
| 4160 Miscellaneous Income      | 20.00         | 10.00     | 10.00      | 20.00        | 40.00      | (20.00)    | 120.00        | 100.00       |
| Total Revenues                 | 33,223.69     | 33,187.00 | 36.69      | 257,520.92   | 132,748.00 | 124,772.92 | 398,240.00    | 140,719.08   |
| <b>TOTAL INCOME</b>            | 33,223.69     | 33,187.00 | 36.69      | 257,520.92   | 132,748.00 | 124,772.92 | 398,240.00    | 140,719.08   |
| <b>EXPENSES</b>                |               |           |            |              |            |            |               |              |
| Operating Expense              |               |           |            |              |            |            |               |              |
| 5012 Lighting-PSCC             | 608.39        | 917.00    | (308.61)   | 2,340.61     | 3,668.00   | (1,327.39) | 11,000.00     | 8,659.39     |
| 5040 Trash Collection          | 1,147.00      | 1,167.00  | (20.00)    | 4,411.00     | 4,551.00   | (140.00)   | 14,000.00     | 9,589.00     |
| 5070 Water                     | 1,487.36      | 1,275.00  | 212.36     | 5,402.49     | 5,125.00   | 277.49     | 35,000.00     | 29,597.51    |
| Total Operating Expense        | 3,242.75      | 3,359.00  | (116.25)   | 12,154.10    | 13,344.00  | (1,189.90) | 60,000.00     | 47,845.90    |
| Maintenance Expense            |               |           |            |              |            |            |               |              |
| 6051 Building Maint-Exterior   | 69.20         | 1,000.00  | (930.80)   | 242.20       | 4,000.00   | (3,757.80) | 10,000.00     | 9,757.80     |
| 6052 Building Maint-Interior   | 0.00          | 167.00    | (167.00)   | 5,397.00     | 668.00     | 4,729.00   | 2,000.00      | (3,397.00)   |
| 6135 Extermin/Pest Control     | 359.00        | 417.00    | (58.00)    | 2,835.00     | 1,668.00   | 1,167.00   | 5,000.00      | 2,165.00     |
| 6175 Misc./Flowerbeds/Watering | 535.55        | 0.00      | 535.55     | 535.55       | 0.00       | 535.55     | 3,000.00      | 2,464.45     |
| 6240 Grounds Maintenance       | 2,365.00      | 2,361.00  | 4.00       | 9,460.00     | 9,444.00   | 16.00      | 28,330.00     | 18,870.00    |
| 6250 Grounds Extras            | 3,878.31      | 1,000.00  | 2,878.31   | 8,704.30     | 6,000.00   | 2,704.30   | 20,000.00     | 11,295.70    |
| 6360 Lighting Maintenance      | 2,204.11      | 458.00    | 1,746.11   | 5,896.11     | 1,836.00   | 4,060.11   | 5,500.00      | (396.11)     |
| 6420 Parking Lot - R&M         | 889.95        | 167.00    | 722.95     | 1,448.35     | 664.00     | 784.35     | 2,000.00      | 551.65       |
| 6430 Plumbing                  | 639.00        | 250.00    | 389.00     | 2,306.18     | 1,000.00   | 1,306.18   | 3,000.00      | 693.82       |
| 6450 Pool Repairs and Maint.   | 0.00          | 0.00      | 0.00       | 2,169.14     | 750.00     | 1,419.14   | 3,000.00      | 830.86       |
| 6460 Pool Contract             | 0.00          | 0.00      | 0.00       | 0.00         | 0.00       | 0.00       | 6,000.00      | 6,000.00     |
| 6461 Pool Furniture            | 0.00          | 200.00    | (200.00)   | 0.00         | 350.00     | (350.00)   | 750.00        | 750.00       |
| 6480 Roof Maintenance          | 103.80        | 1,500.00  | (1,396.20) | 1,703.80     | 3,500.00   | (1,796.20) | 5,000.00      | 3,296.20     |
| 6510 Snow Removal              | 0.00          | 0.00      | 0.00       | 5,409.55     | 10,000.00  | (4,590.45) | 12,000.00     | 6,590.45     |
| 6512 Sprinkler System Maint.   | 0.00          | 0.00      | 0.00       | 55.00        | 0.00       | 55.00      | 5,000.00      | 4,945.00     |
| 6522 Sweeping - Stairways      | 449.80        | 325.00    | 124.80     | 1,349.40     | 1,300.00   | 49.40      | 3,900.00      | 2,550.60     |

# Unexpended Budget Report

Wednesday, April 30, 2014

## Appletree Operating 2014 (Continued)

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2014

|                                 | 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          | 150.00    | (150.00)   | 657.40       | 150.00     | 507.40     | 1,000.00      | 342.60       |
| 6550 Tennis Court Repairs       | 0.00          | 0.00      | 0.00       | 0.00         | 0.00       | 0.00       | 500.00        | 500.00       |
| 6560 Tree & Shrub               | 170.00        | 1,000.00  | (830.00)   | 9,284.20     | 8,500.00   | 784.20     | 12,000.00     | 2,715.80     |
| Total Maintenance Expense       | 11,663.72     | 8,995.00  | 2,668.72   | 57,453.18    | 49,830.00  | 7,623.18   | 127,980.00    | 70,526.82    |
| Administration                  |               |           |            |              |            |            |               |              |
| 6300 Insurance Claim Expense    | 0.00          | 0.00      | 0.00       | 125,000.00   | 0.00       | 125,000.00 | 0.00          | (125,000.00) |
| 7030 Audit                      | 0.00          | 0.00      | 0.00       | 3,350.00     | 0.00       | 3,350.00   | 3,300.00      | (50.00)      |
| 7040 Bad Debts                  | 0.00          | 334.00    | (334.00)   | 0.00         | 1,328.00   | (1,328.00) | 4,000.00      | 4,000.00     |
| 7100 Income Taxes               | 0.00          | 0.00      | 0.00       | 0.00         | 0.00       | 0.00       | 500.00        | 500.00       |
| 7110 Insurance                  | 4,122.08      | 3,725.00  | 397.08     | 16,488.32    | 14,900.00  | 1,588.32   | 44,700.00     | 28,211.68    |
| 7120 Legal Services             | 160.00        | 400.00    | (240.00)   | 1,631.00     | 1,600.00   | 31.00      | 5,000.00      | 3,369.00     |
| 7140 Management Fee             | 1,975.00      | 1,975.00  | 0.00       | 7,900.00     | 7,900.00   | 0.00       | 23,700.00     | 15,800.00    |
| 7180 Miscellaneous & Storage    | 0.00          | 67.00     | (67.00)    | 240.00       | 268.00     | (28.00)    | 800.00        | 560.00       |
| 7230 Other Admin Expense        | 258.63        | 300.00    | (41.37)    | 997.79       | 1,850.00   | (852.21)   | 3,200.00      | 2,202.21     |
| 7290 Supplies                   | 0.00          | 250.00    | (250.00)   | 227.72       | 650.00     | (422.28)   | 2,500.00      | 2,272.28     |
| Total Administration            | 6,515.71      | 7,051.00  | (535.29)   | 155,834.83   | 28,496.00  | 127,338.83 | 87,700.00     | (68,134.83)  |
| Reserve Contributions           |               |           |            |              |            |            |               |              |
| 5900 Reserve Contribution       | 10,213.33     | 10,213.33 | 0.00       | 40,853.32    | 40,853.32  | 0.00       | 122,560.00    | 81,706.68    |
| Total Reserve Contributions     | 10,213.33     | 10,213.33 | 0.00       | 40,853.32    | 40,853.32  | 0.00       | 122,560.00    | 81,706.68    |
| TOTAL EXPENSES                  | 31,635.51     | 29,618.33 | 2,017.18   | 266,295.43   | 132,523.32 | 133,772.11 | 398,240.00    | 131,944.57   |
| NET INCOME (LOSS)               | 1,588.18      | 3,568.67  | (1,980.49) | (8,774.51)   | 224.68     | (8,999.19) |               |              |
| UNEXPENDED (OVER EXPENDED)      |               |           |            |              |            |            |               | 8,774.51     |

# Unexpended Budget Report

Wednesday, April 30, 2014

## Appletree Reserve 2014

Appletree Reserve Accrual Accounting Year Starts January 1, 2014

|                              | Month To Date |           |            | Year To Date |           |             | Annual Budget |             |
|------------------------------|---------------|-----------|------------|--------------|-----------|-------------|---------------|-------------|
|                              | Actual        | Budget    | Variance   | Actual       | Budget    | Variance    | Budget        | Unexpended  |
| <b>INCOME</b>                |               |           |            |              |           |             |               |             |
| Reserves Revenues            |               |           |            |              |           |             |               |             |
| 9410 Reserve Income          | 5,000.00      | 10,213.33 | (5,213.33) | 15,213.33    | 40,853.32 | (25,639.99) | 122,560.00    | 107,346.67  |
| 9440 Reserve Interest Income | 0.50          | 0.00      | 0.50       | 190.04       | 0.00      | 190.04      | 0.00          | (190.04)    |
| Total Reserves Revenues      | 5,000.50      | 10,213.33 | (5,212.83) | 15,403.37    | 40,853.32 | (25,449.95) | 122,560.00    | 107,156.63  |
|                              |               |           |            |              |           |             |               |             |
| TOTAL INCOME                 | 5,000.50      | 10,213.33 | (5,212.83) | 15,403.37    | 40,853.32 | (25,449.95) | 122,560.00    | 107,156.63  |
| <b>EXPENSES</b>              |               |           |            |              |           |             |               |             |
| Reserves Expenditures        |               |           |            |              |           |             |               |             |
| 9750 Reserve Painting        | 3,161.11      | 0.00      | 3,161.11   | 12,644.44    | 0.00      | 12,644.44   | 0.00          | (12,644.44) |
| Total Reserves Expenditures  | 3,161.11      | 0.00      | 3,161.11   | 12,644.44    | 0.00      | 12,644.44   | 0.00          | (12,644.44) |
|                              |               |           |            |              |           |             |               |             |
| TOTAL EXPENSES               | 3,161.11      | 0.00      | 3,161.11   | 12,644.44    | 0.00      | 12,644.44   | 0.00          | (12,644.44) |
|                              |               |           |            |              |           |             |               |             |
| NET INCOME (LOSS)            | 1,839.39      | 10,213.33 | (8,373.94) | 2,758.93     | 40,853.32 | (38,094.39) | 122,560.00    |             |
|                              |               |           |            |              |           |             |               |             |
| UNEXPENDED (OVER EXPENDED)   |               |           |            |              |           |             |               | 119,801.07  |