

Balance Sheet

Saturday, May 31, 2014

Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1010 Appletree-CW Oper Acct	\$8,534.72	
	Total Operating Cash & Invest	\$8,534.72
Accounts Receivable		
1210 Accounts Receivable	\$46,537.20	
1299 Allowance for Bad Debts	(\$26,000.00)	
1770 Due from Reserves	\$18,684.00	
	Total Accounts Receivable	\$39,221.20
Prepaid Expenses		
1320 Prepaid Insurance	\$4,585.41	
1330 Prepaid Expenses	\$880.00	
	Total Prepaid Expenses	\$5,465.41
	TOTAL ASSETS	\$53,221.33

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$79,911.60	
2030 Advance Payments	\$7,349.90	
2040 Open Credits	\$30.00	
2770 Due to Reserves	\$10,000.00	
	Total Current Liabilities	\$97,291.50
	TOTAL LIABILITIES	\$97,291.50

EQUITY

Current Year Earnings	(\$15,610.68)	
Retained Earn--PrYr	(\$28,459.49)	
	TOTAL EQUITY	(\$44,070.17)
	TOTAL LIABILITIES AND EQUITY	\$53,221.33

Balance Sheet

Saturday, May 31, 2014

Appletree Reserve

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Invest

1120 RBC Wealth Management	\$71,296.23
1130 RBC Wealth Securities	\$106,160.37
1290 Res Accrued Interest	\$53.63

Total Reserves Cash & Invest	\$177,510.23
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Accounts Receivable

1750 Due from Operating	\$30,390.00
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Total Accounts Receivable	\$30,390.00
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TOTAL ASSETS	<u>\$207,900.23</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating	\$18,684.00
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Total Current Liabilities	\$18,684.00
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TOTAL LIABILITIES	<u>\$18,684.00</u>
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EQUITY

Current Year Earnings	(\$8,698.11)
Retained Earn--PrYr	\$197,914.34

TOTAL EQUITY	<u>\$189,216.23</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$207,900.23</u>
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Unexpended Budget Report

Saturday, May 31, 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
INCOME								
Revenues								
4010 Dues	32,760.00	32,760.00	0.00	163,800.00	163,800.00	0.00	393,120.00	229,320.00
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	396.49	167.00	229.49	1,522.88	835.00	687.88	2,000.00	477.12
4100 Legal Fee Income	1,287.50	250.00	1,037.50	2,518.50	1,250.00	1,268.50	3,000.00	481.50
4160 Miscellaneous Income	35.00	10.00	25.00	55.00	50.00	5.00	120.00	65.00
Total Revenues	34,478.99	33,187.00	1,291.99	291,999.91	165,935.00	126,064.91	398,240.00	106,240.09
TOTAL INCOME	34,478.99	33,187.00	1,291.99	291,999.91	165,935.00	126,064.91	398,240.00	106,240.09
EXPENSES								
Operating Expense								
5012 Lighting-PSCC	873.69	917.00	(43.31)	3,214.30	4,585.00	(1,370.70)	11,000.00	7,785.70
5040 Trash Collection	1,207.00	1,167.00	40.00	5,618.00	5,718.00	(100.00)	14,000.00	8,382.00
5070 Water	4,030.76	1,400.00	2,630.76	9,433.25	6,525.00	2,908.25	35,000.00	25,566.75
Total Operating Expense	6,111.45	3,484.00	2,627.45	18,265.55	16,828.00	1,437.55	60,000.00	41,734.45
Maintenance Expense								
6051 Building Maint-Exterior	830.24	500.00	330.24	1,072.44	4,500.00	(3,427.56)	10,000.00	8,927.56
6052 Building Maint-Interior	0.00	167.00	(167.00)	5,397.00	835.00	4,562.00	2,000.00	(3,397.00)
6135 Extermin/Pest Control	564.00	417.00	147.00	3,399.00	2,085.00	1,314.00	5,000.00	1,601.00
6175 Misc./Flowerbeds/Watering	69.20	0.00	69.20	604.75	0.00	604.75	3,000.00	2,395.25
6240 Grounds Maintenance	2,365.00	2,361.00	4.00	11,825.00	11,805.00	20.00	28,330.00	16,505.00
6250 Grounds Extras	8,053.34	3,000.00	5,053.34	16,757.64	9,000.00	7,757.64	20,000.00	3,242.36
6360 Lighting Maintenance	536.30	458.00	78.30	6,432.41	2,294.00	4,138.41	5,500.00	(932.41)
6420 Parking Lot - R&M	174.60	167.00	7.60	1,622.95	831.00	791.95	2,000.00	377.05
6430 Plumbing	0.00	250.00	(250.00)	2,306.18	1,250.00	1,056.18	3,000.00	693.82
6450 Pool Repairs and Maint.	223.69	500.00	(276.31)	2,392.83	1,250.00	1,142.83	3,000.00	607.17
6460 Pool Contract	1,143.75	1,200.00	(56.25)	1,143.75	1,200.00	(56.25)	6,000.00	4,856.25
6461 Pool Furniture	0.00	200.00	(200.00)	0.00	550.00	(550.00)	750.00	750.00
6480 Roof Maintenance	34.60	600.00	(565.40)	1,738.40	4,100.00	(2,361.60)	5,000.00	3,261.60
6510 Snow Removal	138.40	0.00	138.40	5,547.95	10,000.00	(4,452.05)	12,000.00	6,452.05
6512 Sprinkler System Maint.	1,638.86	0.00	1,638.86	1,693.86	0.00	1,693.86	5,000.00	3,306.14
6522 Sweeping - Stairways	899.60	325.00	574.60	2,249.00	1,625.00	624.00	3,900.00	1,651.00

Unexpended Budget Report

Saturday, May 31, 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	138.40	150.00	(11.60)	795.80	300.00	495.80	1,000.00	204.20
6550 Tennis Court Repairs	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6560 Tree & Shrub	553.20	2,000.00	(1,446.80)	9,837.40	10,500.00	(662.60)	12,000.00	2,162.60
Total Maintenance Expense	17,363.18	12,295.00	5,068.18	74,816.36	62,125.00	12,691.36	127,980.00	53,163.64
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	3,300.00	(3,300.00)	3,350.00	3,300.00	50.00	3,300.00	(50.00)
7040 Bad Debts	0.00	334.00	(334.00)	0.00	1,662.00	(1,662.00)	4,000.00	4,000.00
7100 Income Taxes	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance	4,122.08	3,725.00	397.08	20,610.40	18,625.00	1,985.40	44,700.00	24,089.60
7120 Legal Services	1,387.50	400.00	987.50	3,018.50	2,000.00	1,018.50	5,000.00	1,981.50
7140 Management Fee	1,975.00	1,975.00	0.00	9,875.00	9,875.00	0.00	23,700.00	13,825.00
7180 Miscellaneous & Storage	0.00	67.00	(67.00)	240.00	335.00	(95.00)	800.00	560.00
7230 Other Admin Expense	142.62	150.00	(7.38)	1,140.41	2,000.00	(859.59)	3,200.00	2,059.59
7290 Supplies	0.00	250.00	(250.00)	227.72	900.00	(672.28)	2,500.00	2,272.28
Total Administration	7,627.20	10,701.00	(3,073.80)	163,462.03	39,197.00	124,265.03	87,700.00	(75,762.03)
Reserve Contributions								
5900 Reserve Contribution	10,213.33	10,213.33	0.00	51,066.65	51,066.65	0.00	122,560.00	71,493.35
Total Reserve Contributions	10,213.33	10,213.33	0.00	51,066.65	51,066.65	0.00	122,560.00	71,493.35
TOTAL EXPENSES	41,315.16	36,693.33	4,621.83	307,610.59	169,216.65	138,393.94	398,240.00	90,629.41
NET INCOME (LOSS)	(6,836.17)	(3,506.33)	(3,329.84)	(15,610.68)	(3,281.65)	(12,329.03)		
UNEXPENDED (OVER EXPENDED)								15,610.68

Unexpended Budget Report

Saturday, May 31, 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
INCOME								
Reserves Revenues								
9410 Reserve Income	10,213.33	10,213.33	0.00	25,426.66	51,066.65	(25,639.99)	122,560.00	97,133.34
9440 Reserve Interest Income	174.74	0.00	174.74	364.78	0.00	364.78	0.00	(364.78)
Total Reserves Revenues	10,388.07	10,213.33	174.74	25,791.44	51,066.65	(25,275.21)	122,560.00	96,768.56
TOTAL INCOME	10,388.07	10,213.33	174.74	25,791.44	51,066.65	(25,275.21)	122,560.00	96,768.56
EXPENSES								
Reserves Expenditures								
9654 Reserve Electrical	18,684.00	0.00	18,684.00	18,684.00	0.00	18,684.00	0.00	(18,684.00)
9750 Reserve Painting	3,161.11	0.00	3,161.11	15,805.55	0.00	15,805.55	0.00	(15,805.55)
Total Reserves Expenditures	21,845.11	0.00	21,845.11	34,489.55	0.00	34,489.55	0.00	(34,489.55)
TOTAL EXPENSES	21,845.11	0.00	21,845.11	34,489.55	0.00	34,489.55	0.00	(34,489.55)
NET INCOME (LOSS)	(11,457.04)	10,213.33	(21,670.37)	(8,698.11)	51,066.65	(59,764.76)	122,560.00	
UNEXPENDED (OVER EXPENDED)								131,258.11