

Balance Sheet

Friday, October 31, 2014

Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1010 Appletree-CW Oper Acct	\$9,805.55	
	Total Operating Cash & Invest	\$9,805.55
Accounts Receivable		
1210 Accounts Receivable	\$19,959.64	
1299 Allowance for Bad Debts	(\$26,000.00)	
1770 Due from Reserves	(\$2,248.00)	
	Total Accounts Receivable	(\$8,288.36)
Prepaid Expenses		
1320 Prepaid Insurance	\$7,327.70	
1330 Prepaid Expenses	\$480.00	
	Total Prepaid Expenses	\$7,807.70
	TOTAL ASSETS	\$9,324.89

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$90,625.66	
2030 Advance Payments	\$8,920.61	
2770 Due to Reserves	\$10,000.00	
	Total Current Liabilities	\$109,546.27
	TOTAL LIABILITIES	\$109,546.27

EQUITY

Current Year Earnings	(\$71,761.89)	
Retained Earn--PrYr	(\$28,459.49)	
	TOTAL EQUITY	(\$100,221.38)
	TOTAL LIABILITIES AND EQUITY	\$9,324.89

Balance Sheet

Friday, October 31, 2014

Appletree Reserve

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Invest

1120 RBC Wealth Management	\$31,350.42
1130 RBC Wealth Securities	\$96,883.87
1290 Res Accrued Interest	\$53.63

Total Reserves Cash & Invest	\$128,287.92
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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>\$158,677.92</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating	(\$2,248.00)
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Total Current Liabilities	(\$2,248.00)
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TOTAL LIABILITIES	<u>(\$2,248.00)</u>
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EQUITY

Current Year Earnings	(\$36,988.42)
Retained Earn--PrYr	\$197,914.34

TOTAL EQUITY	<u>\$160,925.92</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$158,677.92</u>
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Unexpended Budget Report

Friday, October 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	327,600.00	327,600.00	0.00	393,120.00	65,520.00
4040 CC&R Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4066 Insurance Claim Income	0.00	0.00	0.00	215,521.03	0.00	215,521.03	0.00	(215,521.03)
4080 Late Fee Income	(2,665.15)	167.00	(2,832.15)	91.93	1,670.00	(1,578.07)	2,000.00	1,908.07
4100 Legal Fee Income	700.00	250.00	450.00	5,968.12	2,500.00	3,468.12	3,000.00	(2,968.12)
4160 Miscellaneous Income	0.00	10.00	(10.00)	75.00	100.00	(25.00)	120.00	45.00
Total Revenues	30,794.85	33,187.00	(2,392.15)	549,356.08	331,870.00	217,486.08	398,240.00	(151,116.08)
TOTAL INCOME	30,794.85	33,187.00	(2,392.15)	549,356.08	331,870.00	217,486.08	398,240.00	(151,116.08)
EXPENSES								
Operating Expense								
5012 Lighting-PSCC	648.94	917.00	(268.06)	8,557.72	9,170.00	(612.28)	11,000.00	2,442.28
5040 Trash Collection	1,152.00	1,167.00	(15.00)	11,658.00	11,686.00	(28.00)	14,000.00	2,342.00
5070 Water	4,009.16	5,200.00	(1,190.84)	30,721.05	30,900.00	(178.95)	35,000.00	4,278.95
Total Operating Expense	5,810.10	7,284.00	(1,473.90)	50,936.77	51,756.00	(819.23)	60,000.00	9,063.23
Maintenance Expense								
6051 Building Maint-Exterior	2,600.00	500.00	2,100.00	6,802.73	9,000.00	(2,197.27)	10,000.00	3,197.27
6052 Building Maint-Interior	0.00	167.00	(167.00)	6,540.17	1,670.00	4,870.17	2,000.00	(4,540.17)
6135 Extermin/Pest Control	60.00	417.00	(357.00)	5,598.00	4,170.00	1,428.00	5,000.00	(598.00)
6175 Misc./Flowerbeds/Watering	0.00	0.00	0.00	2,279.75	3,000.00	(720.25)	3,000.00	720.25
6240 Grounds Maintenance	2,365.00	2,361.00	4.00	23,650.00	23,610.00	40.00	28,330.00	4,680.00
6250 Grounds Extras	1,751.60	0.00	1,751.60	31,579.09	18,000.00	13,579.09	20,000.00	(11,579.09)
6360 Lighting Maintenance	1,191.40	458.00	733.40	9,179.09	4,584.00	4,595.09	5,500.00	(3,679.09)
6420 Parking Lot - R&M	3,001.97	167.00	2,834.97	10,495.92	1,666.00	8,829.92	2,000.00	(8,495.92)
6430 Plumbing	234.00	250.00	(16.00)	3,138.18	2,500.00	638.18	3,000.00	(138.18)
6450 Pool Repairs and Maint.	312.70	0.00	312.70	3,594.41	3,000.00	594.41	3,000.00	(594.41)
6460 Pool Contract	368.00	0.00	368.00	4,069.25	6,000.00	(1,930.75)	6,000.00	1,930.75
6461 Pool Furniture	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6480 Roof Maintenance	2,450.00	0.00	2,450.00	7,327.90	5,000.00	2,327.90	5,000.00	(2,327.90)
6510 Snow Removal	180.00	0.00	180.00	5,727.95	10,000.00	(4,272.05)	12,000.00	6,272.05
6512 Sprinkler System Maint.	274.88	0.00	274.88	5,195.70	5,000.00	195.70	5,000.00	(195.70)

Unexpended Budget Report

Friday, October 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)								
6522 Sweeping - Stairways	240.00	325.00	(85.00)	3,898.80	3,250.00	648.80	3,900.00	1.20
6540 Sweeping - Parking Lot	0.00	0.00	0.00	1,275.80	900.00	375.80	1,000.00	(275.80)
6550 Tennis Court Repairs	0.00	0.00	0.00	197.50	500.00	(302.50)	500.00	302.50
6560 Tree & Shrub	1,190.00	500.00	690.00	14,973.40	12,000.00	2,973.40	12,000.00	(2,973.40)
Total Maintenance Expense	16,219.55	5,145.00	11,074.55	145,523.64	114,600.00	30,923.64	127,980.00	(17,543.64)
Administration								
6300 Insurance Claim Expense	0.00	0.00	0.00	225,235.20	0.00	225,235.20	0.00	(225,235.20)
7030 Audit	0.00	0.00	0.00	3,350.00	3,300.00	50.00	3,300.00	(50.00)
7040 Bad Debts	10,798.31	334.00	10,464.31	22,404.93	3,332.00	19,072.93	4,000.00	(18,404.93)
7100 Income Taxes	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance	4,122.08	3,725.00	397.08	41,220.80	37,250.00	3,970.80	44,700.00	3,479.20
7120 Legal Services	908.00	400.00	508.00	7,130.12	4,200.00	2,930.12	5,000.00	(2,130.12)
7140 Management Fee	1,975.00	1,975.00	0.00	19,750.00	19,750.00	0.00	23,700.00	3,950.00
7180 Miscellaneous & Storage	80.00	67.00	13.00	640.00	670.00	(30.00)	800.00	160.00
7230 Other Admin Expense	167.68	150.00	17.68	1,884.30	2,900.00	(1,015.70)	3,200.00	1,315.70
7290 Supplies	347.62	250.00	97.62	908.91	2,000.00	(1,091.09)	2,500.00	1,591.09
Total Administration	18,398.69	6,901.00	11,497.69	322,524.26	73,902.00	248,622.26	87,700.00	(234,824.26)
Reserve Contributions								
5900 Reserve Contribution	10,213.33	10,213.33	0.00	102,133.30	102,133.30	0.00	122,560.00	20,426.70
Total Reserve Contributions	10,213.33	10,213.33	0.00	102,133.30	102,133.30	0.00	122,560.00	20,426.70
TOTAL EXPENSES	50,641.67	29,543.33	21,098.34	621,117.97	342,391.30	278,726.67	398,240.00	(222,877.97)
NET INCOME (LOSS)	(19,846.82)	3,643.67	(23,490.49)	(71,761.89)	(10,521.30)	(61,240.59)		
UNEXPENDED (OVER EXPENDED)								71,761.89

Unexpended Budget Report

Friday, October 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	0.00	10,213.33	(10,213.33)	40,853.32	102,133.30	(61,279.98)	122,560.00	81,706.68
9440 Reserve Interest Income	7.71	0.00	7.71	859.33	0.00	859.33	0.00	(859.33)
Total Reserves Revenues	7.71	10,213.33	(10,205.62)	41,712.65	102,133.30	(60,420.65)	122,560.00	80,847.35
TOTAL INCOME	7.71	10,213.33	(10,205.62)	41,712.65	102,133.30	(60,420.65)	122,560.00	80,847.35
EXPENSES								
Reserves Expenditures								
9654 Reserve Electrical	0.00	0.00	0.00	18,684.00	0.00	18,684.00	0.00	(18,684.00)
9730 Res Landscaping	0.00	0.00	0.00	5,100.00	0.00	5,100.00	0.00	(5,100.00)
9750 Reserve Painting	3,161.11	0.00	3,161.11	31,611.10	0.00	31,611.10	0.00	(31,611.10)
9800 Reserve Expenses	1,254.98	0.00	1,254.98	2,509.97	0.00	2,509.97	0.00	(2,509.97)
9880 Reserve Stairs/Steps	2,248.00	0.00	2,248.00	20,796.00	0.00	20,796.00	0.00	(20,796.00)
Total Reserves Expenditures	6,664.09	0.00	6,664.09	78,701.07	0.00	78,701.07	0.00	(78,701.07)
TOTAL EXPENSES	6,664.09	0.00	6,664.09	78,701.07	0.00	78,701.07	0.00	(78,701.07)
NET INCOME (LOSS)	(6,656.38)	10,213.33	(16,869.71)	(36,988.42)	102,133.30	(139,121.72)	122,560.00	
UNEXPENDED (OVER EXPENDED)								159,548.42