

# Balance Sheet

Monday, August 31, 2015

## Appletree Condominium Asn

Accrual Accounting Year Starts January 1, 2015

### ASSETS

|                                |                               |                   |
|--------------------------------|-------------------------------|-------------------|
| Operating Cash & Invest        |                               |                   |
| 1005 Appletree Mutual Omaha CK | \$850.00                      |                   |
| 1010 Appletree-CW Oper Acct    | \$1,122.54                    |                   |
|                                | Total Operating Cash & Invest | \$1,972.54        |
| Accounts Receivable            |                               |                   |
| 1210 Accounts Receivable       | \$14,042.63                   |                   |
| 1299 Allowance for Bad Debts   | (\$9,300.00)                  |                   |
|                                | Total Accounts Receivable     | \$4,742.63        |
| Prepaid Expenses               |                               |                   |
| 1320 Prepaid Insurance         | \$2,799.24                    |                   |
| 1330 Prepaid Expenses          | \$267.00                      |                   |
|                                | Total Prepaid Expenses        | \$3,066.24        |
|                                | <b>TOTAL ASSETS</b>           | <b>\$9,781.41</b> |

### LIABILITIES

|                       |                           |                     |
|-----------------------|---------------------------|---------------------|
| Current Liabilities   |                           |                     |
| 2010 Accounts Payable | \$28,518.96               |                     |
| 2030 Advance Payments | \$11,664.24               |                     |
| 2770 Due to Reserves  | \$81,669.98               |                     |
|                       | Total Current Liabilities | \$121,853.18        |
|                       | <b>TOTAL LIABILITIES</b>  | <b>\$121,853.18</b> |

### EQUITY

|                       |                                     |                       |
|-----------------------|-------------------------------------|-----------------------|
| Current Year Earnings | (\$37,674.82)                       |                       |
| Retained Earn--PrYr   | (\$74,396.95)                       |                       |
|                       | <b>TOTAL EQUITY</b>                 | <b>(\$112,071.77)</b> |
|                       | <b>TOTAL LIABILITIES AND EQUITY</b> | <b>\$9,781.41</b>     |

# Balance Sheet

Monday, August 31, 2015

## Appletree Reserve

Accrual Accounting Year Starts January 1, 2015

### ASSETS

#### Reserves Cash & Invest

|                            |             |
|----------------------------|-------------|
| 1120 RBC Wealth Management | \$96,189.48 |
| 1130 RBC Wealth Securities | \$31,883.87 |
| 1290 Res Accrued Interest  | \$202.69    |

Total Reserves Cash & Invest \$128,276.04

#### Accounts Receivable

|                         |             |
|-------------------------|-------------|
| 1750 Due from Operating | \$81,669.98 |
|-------------------------|-------------|

Total Accounts Receivable \$81,669.98

**TOTAL ASSETS** \$209,946.02

### EQUITY

|                       |              |
|-----------------------|--------------|
| Current Year Earnings | \$4,531.78   |
| Retained Earn--PrYr   | \$205,414.24 |

**TOTAL EQUITY** \$209,946.02

**TOTAL LIABILITIES AND EQUITY** \$209,946.02

# Unexpended Budget Report

Monday, August 31, 2015

## Appletree Operating 2015

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2015

|                                | 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            | 262,080.00        | 262,080.00        | 0.00            | 393,120.00        | 131,040.00        |
| 4080 Late Fee Income           | 186.32           | 167.00           | 19.32           | 1,255.60          | 1,336.00          | (80.40)         | 2,000.00          | 744.40            |
| 4100 Legal Fee Income          | 81.00            | 250.00           | (169.00)        | 1,739.39          | 2,000.00          | (260.61)        | 3,000.00          | 1,260.61          |
| 4160 Miscellaneous Income      | 0.00             | 10.00            | (10.00)         | 105.00            | 80.00             | 25.00           | 120.00            | 15.00             |
| Total Revenues                 | 33,027.32        | 33,187.00        | (159.68)        | 265,179.99        | 265,496.00        | (316.01)        | 398,240.00        | 133,060.01        |
| <b>TOTAL INCOME</b>            | <b>33,027.32</b> | <b>33,187.00</b> | <b>(159.68)</b> | <b>265,179.99</b> | <b>265,496.00</b> | <b>(316.01)</b> | <b>398,240.00</b> | <b>133,060.01</b> |
| <b>EXPENSES</b>                |                  |                  |                 |                   |                   |                 |                   |                   |
| Operating Expense              |                  |                  |                 |                   |                   |                 |                   |                   |
| 5012 Lighting-PSCC             | 996.67           | 917.00           | 79.67           | 6,336.89          | 7,336.00          | (999.11)        | 11,000.00         | 4,663.11          |
| 5040 Trash Collection          | 1,162.00         | 1,167.00         | (5.00)          | 9,476.00          | 9,352.00          | 124.00          | 14,000.00         | 4,524.00          |
| 5070 Water                     | 5,257.64         | 6,000.00         | (742.36)        | 20,975.83         | 20,425.00         | 550.83          | 35,000.00         | 14,024.17         |
| Total Operating Expense        | 7,416.31         | 8,084.00         | (667.69)        | 36,788.72         | 37,113.00         | (324.28)        | 60,000.00         | 23,211.28         |
| Maintenance Expense            |                  |                  |                 |                   |                   |                 |                   |                   |
| 6051 Building Maint-Exterior   | 550.00           | 500.00           | 50.00           | 17,455.00         | 4,000.00          | 13,455.00       | 6,000.00          | (11,455.00)       |
| 6052 Building Maint-Interior   | 0.00             | 417.00           | (417.00)        | 20,855.00         | 3,336.00          | 17,519.00       | 5,000.00          | (15,855.00)       |
| 6135 Extermin/Pest Control     | 890.00           | 542.00           | 348.00          | 3,509.00          | 4,336.00          | (827.00)        | 6,500.00          | 2,991.00          |
| 6175 Misc./Flowerbeds/Watering | 0.00             | 0.00             | 0.00            | 1,175.00          | 3,000.00          | (1,825.00)      | 3,000.00          | 1,825.00          |
| 6240 Grounds Maintenance       | 2,365.00         | 2,361.00         | 4.00            | 18,920.00         | 18,888.00         | 32.00           | 28,330.00         | 9,410.00          |
| 6250 Grounds Extras            | 1,737.02         | 1,000.00         | 737.02          | 16,703.82         | 10,000.00         | 6,703.82        | 14,000.00         | (2,703.82)        |
| 6360 Lighting Maintenance      | 301.39           | 458.00           | (156.61)        | 4,373.72          | 3,668.00          | 705.72          | 5,500.00          | 1,126.28          |
| 6420 Parking Lot - R&M         | 4,290.00         | 400.00           | 3,890.00        | 5,270.00          | 3,400.00          | 1,870.00        | 5,000.00          | (270.00)          |
| 6430 Plumbing                  | 650.00           | 250.00           | 400.00          | 1,702.00          | 2,750.00          | (1,048.00)      | 4,000.00          | 2,298.00          |
| 6450 Pool Repairs and Maint.   | 0.00             | 0.00             | 0.00            | 3,785.15          | 2,250.00          | 1,535.15        | 3,000.00          | (785.15)          |
| 6460 Pool Contract             | 0.00             | 1,200.00         | (1,200.00)      | 2,725.20          | 4,800.00          | (2,074.80)      | 6,000.00          | 3,274.80          |
| 6461 Pool Furniture            | 0.00             | 0.00             | 0.00            | 0.00              | 750.00            | (750.00)        | 750.00            | 750.00            |
| 6480 Roof Maintenance          | 30.00            | 250.00           | (220.00)        | 5,625.00          | 2,000.00          | 3,625.00        | 3,000.00          | (2,625.00)        |
| 6510 Snow Removal              | 0.00             | 0.00             | 0.00            | 13,376.25         | 10,000.00         | 3,376.25        | 12,000.00         | (1,376.25)        |
| 6512 Sprinkler System Maint.   | 1,170.41         | 1,000.00         | 170.41          | 5,260.48          | 3,700.00          | 1,560.48        | 5,500.00          | 239.52            |
| 6522 Sweeping - Stairways      | 240.00           | 240.00           | 0.00            | 1,800.00          | 1,940.00          | (140.00)        | 2,900.00          | 1,100.00          |
| 6540 Sweeping - Parking Lot    | 0.00             | 300.00           | (300.00)        | 0.00              | 900.00            | (900.00)        | 1,500.00          | 1,500.00          |

# Unexpended Budget Report

Monday, August 31, 2015

## Appletree Operating 2015 (Continued)

Appletree Condominium Asn Accrual Accounting Year Starts January 1, 2015

|                                 | Month To Date |            |            | Year To Date |            |             | Annual Budget |             |
|---------------------------------|---------------|------------|------------|--------------|------------|-------------|---------------|-------------|
|                                 | Actual        | Budget     | Variance   | Actual       | Budget     | Variance    | Budget        | Unexpended  |
| EXPENSES (Continued)            |               |            |            |              |            |             |               |             |
| Maintenance Expense (Continued) |               |            |            |              |            |             |               |             |
| 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)   | 16,358.81    | 11,500.00  | 4,858.81    | 12,000.00     | (4,358.81)  |
| Total Maintenance Expense       | 12,223.82     | 9,968.00   | 2,255.82   | 138,894.43   | 91,718.00  | 47,176.43   | 124,480.00    | (14,414.43) |
| Administration                  |               |            |            |              |            |             |               |             |
| 7030 Audit                      | 0.00          | 0.00       | 0.00       | 0.00         | 3,350.00   | (3,350.00)  | 3,350.00      | 3,350.00    |
| 7040 Bad Debts                  | 0.00          | 834.00     | (834.00)   | 0.00         | 6,672.00   | (6,672.00)  | 10,000.00     | 10,000.00   |
| 7100 Income Taxes               | 0.00          | 0.00       | 0.00       | 0.00         | 500.00     | (500.00)    | 500.00        | 500.00      |
| 7110 Insurance                  | 4,160.83      | 4,417.00   | (256.17)   | 33,266.64    | 35,336.00  | (2,069.36)  | 53,000.00     | 19,733.36   |
| 7120 Legal Services             | 181.00        | 500.00     | (319.00)   | 2,290.54     | 4,000.00   | (1,709.46)  | 6,000.00      | 3,709.46    |
| 7140 Management Fee             | 2,025.00      | 2,025.00   | 0.00       | 16,200.00    | 16,200.00  | 0.00        | 24,300.00     | 8,100.00    |
| 7180 Miscellaneous & Storage    | 89.00         | 67.00      | 22.00      | 587.00       | 536.00     | 51.00       | 800.00        | 213.00      |
| 7230 Other Admin Expense        | 156.00        | 150.00     | 6.00       | 1,355.14     | 2,600.00   | (1,244.86)  | 3,200.00      | 1,844.86    |
| 7290 Supplies                   | 0.00          | 0.00       | 0.00       | 65.70        | 1,500.00   | (1,434.30)  | 2,500.00      | 2,434.30    |
| Total Administration            | 6,611.83      | 7,993.00   | (1,381.17) | 53,765.02    | 70,694.00  | (16,928.98) | 103,650.00    | 49,884.98   |
| Reserve Contributions           |               |            |            |              |            |             |               |             |
| 5900 Reserve Contribution       | 9,175.83      | 9,175.83   | 0.00       | 73,406.64    | 73,406.64  | 0.00        | 110,110.00    | 36,703.36   |
| Total Reserve Contributions     | 9,175.83      | 9,175.83   | 0.00       | 73,406.64    | 73,406.64  | 0.00        | 110,110.00    | 36,703.36   |
| TOTAL EXPENSES                  | 35,427.79     | 35,220.83  | 206.96     | 302,854.81   | 272,931.64 | 29,923.17   | 398,240.00    | 95,385.19   |
| NET INCOME (LOSS)               | (2,400.47)    | (2,033.83) | (366.64)   | (37,674.82)  | (7,435.64) | (30,239.18) |               |             |
| UNEXPENDED (OVER EXPENDED)      |               |            |            |              |            |             |               | 37,674.82   |

# Unexpended Budget Report

Monday, August 31, 2015

## Appletree Reserve 2015

Appletree Reserve Accrual Accounting Year Starts January 1, 2015

|                                   | Month To Date |          |          | Year To Date |           |             | Annual Budget |             |
|-----------------------------------|---------------|----------|----------|--------------|-----------|-------------|---------------|-------------|
|                                   | Actual        | Budget   | Variance | Actual       | Budget    | Variance    | Budget        | Unexpended  |
| <b>INCOME</b>                     |               |          |          |              |           |             |               |             |
| Reserves Revenues                 |               |          |          |              |           |             |               |             |
| 9410 Reserve Income               | 9,175.83      | 9,175.83 | 0.00     | 55,054.98    | 73,406.64 | (18,351.66) | 110,110.00    | 55,055.02   |
| 9440 Reserve Interest Income      | 8.38          | 0.00     | 8.38     | 388.44       | 0.00      | 388.44      | 0.00          | (388.44)    |
| Total Reserves Revenues           | 9,184.21      | 9,175.83 | 8.38     | 55,443.42    | 73,406.64 | (17,963.22) | 110,110.00    | 54,666.58   |
| <b>TOTAL INCOME</b>               | 9,184.21      | 9,175.83 | 8.38     | 55,443.42    | 73,406.64 | (17,963.22) | 110,110.00    | 54,666.58   |
| <b>EXPENSES</b>                   |               |          |          |              |           |             |               |             |
| Reserves Expenditures             |               |          |          |              |           |             |               |             |
| 9605 Res Bldg Maintenance         | 0.00          | 0.00     | 0.00     | 14,586.64    | 0.00      | 14,586.64   | 0.00          | (14,586.64) |
| 9782 Reserves - Pest Control      | 0.00          | 0.00     | 0.00     | 15,000.00    | 0.00      | 15,000.00   | 0.00          | (15,000.00) |
| 9785 Reserve Plumbing             | 0.00          | 0.00     | 0.00     | 8,300.00     | 0.00      | 8,300.00    | 0.00          | (8,300.00)  |
| 9790 Reserve Patios/Decks         | 0.00          | 0.00     | 0.00     | 5,050.00     | 0.00      | 5,050.00    | 0.00          | (5,050.00)  |
| 9800 Reserve Expenses             | 0.00          | 0.00     | 0.00     | 7,975.00     | 0.00      | 7,975.00    | 0.00          | (7,975.00)  |
| Total Reserves Expenditures       | 0.00          | 0.00     | 0.00     | 50,911.64    | 0.00      | 50,911.64   | 0.00          | (50,911.64) |
| <b>TOTAL EXPENSES</b>             | 0.00          | 0.00     | 0.00     | 50,911.64    | 0.00      | 50,911.64   | 0.00          | (50,911.64) |
| <b>NET INCOME (LOSS)</b>          | 9,184.21      | 9,175.83 | 8.38     | 4,531.78     | 73,406.64 | (68,874.86) | 110,110.00    |             |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |          |          |              |           |             |               | 105,578.22  |