

Balance Sheet

Thursday, December 31, 2009

Hillcrest Village

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Invstmnt		
1010 Hillcrest Vlg Operating	\$10,473.72	
	Total Operating Cash & Invstmnt	\$10,473.72
Accounts Receivable		
1210 Accounts Receivable	\$1,347.42	
1280 Accounts Receivable - SA	\$833.48	
1770 Due from Reserves	\$37.53	
	Total Accounts Receivable	\$2,218.43
Prepays		
1320 Prepaid Insurance	\$3,108.87	
1330 Prepaid Expenses	\$442.19	
	Total Prepays	\$3,551.06
	TOTAL ASSETS	\$16,243.21

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$636.00	
2011 Accrued Payables	\$895.55	
2030 Advanced Payments	\$2,435.91	
2032 Advance Payments - SA	\$580.40	
2033 Deposit - Refundable Pet	\$250.00	
2040 Open Credits	\$13.93	
2780 Due to Spec Assessments	\$60.56	
	Total Current Liabilities	\$4,872.35
	TOTAL LIABILITIES	\$4,872.35

EQUITY

Assoc Current Yr Earnings	\$7,179.79	
Prior Years Earnings	\$4,191.07	
	TOTAL EQUITY	\$11,370.86
	TOTAL LIABILITIES AND EQUITY	\$16,243.21

Balance Sheet

Thursday, December 31, 2009

Hillcrest Village Reserve

Accrual Accounting Year Starts January 1, 2009

ASSETS

Reserve Assets

1115 Hillcrest Vlg CW Reserve	\$60,295.77	
1155 CW Construction Account	\$1,253.74	
1760 Due from Oper. - SA	\$60.56	
Total Reserve Assets		\$61,610.07

TOTAL ASSETS	<u>\$61,610.07</u>
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LIABILITIES

Current Liabilities

2750 Due to Operating-Reserves	\$37.53	
Total Current Liabilities		\$37.53

Reserve Long Term Liabilities

2790 Construction Loan Pble	\$425,877.91	
Total Reserve Long Term Liabilities		\$425,877.91

TOTAL LIABILITIES	<u>\$425,915.44</u>
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EQUITY

Assoc Current Yr Earnings	\$150,000.00	
Reserve Current Yr Earnings	(\$549,649.08)	
Prior Years Earnings	\$35,343.71	
TOTAL EQUITY		<u>(\$364,305.37)</u>

TOTAL LIABILITIES AND EQUITY	<u>\$61,610.07</u>
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Unexpended Budget Report

Thursday, December 31, 2009

Hillcrest Village 2009 Operating Budget

Hillcrest Village Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	9,301.76	9,301.66	0.10	111,621.12	111,620.00	1.12	111,620.00	(1.12)
4080 Late Fees	40.00	28.33	11.67	300.00	340.00	(40.00)	340.00	40.00
4090 Interest - Late fees	31.75	0.00	31.75	189.52	0.00	189.52	0.00	(189.52)
4110 Miscellaneous Income	110.00	0.00	110.00	25,166.73	0.00	25,166.73	0.00	(25,166.73)
4150 Interest - Reserves	37.53	150.00	(112.47)	1,056.21	1,800.00	(743.79)	1,800.00	743.79
Total Income	9,521.04	9,479.99	41.05	138,333.58	113,760.00	24,573.58	113,760.00	(24,573.58)
TOTAL INCOME	9,521.04	9,479.99	41.05	138,333.58	113,760.00	24,573.58	113,760.00	(24,573.58)
EXPENSES								
Maintenance Expenses								
6025 Building Interior Paint	0.00	41.66	(41.66)	0.00	500.00	(500.00)	500.00	500.00
6051 Building Repair Exterior	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6052 Building Repair Interior	0.00	208.33	(208.33)	1,699.90	2,500.00	(800.10)	2,500.00	800.10
6058 Carpet Cleaning	0.00	83.34	(83.34)	120.00	1,000.00	(880.00)	1,000.00	880.00
6110 Elevator Contract	(78.86)	400.00	(478.86)	4,500.00	4,800.00	(300.00)	4,800.00	300.00
6135 Extermin./Pest Control	0.00	41.66	(41.66)	208.00	500.00	(292.00)	500.00	292.00
6170 Fire System Inspection	0.00	91.66	(91.66)	1,091.00	1,100.00	(9.00)	1,100.00	9.00
6179 Garage Cleaning	0.00	50.00	(50.00)	0.00	600.00	(600.00)	600.00	600.00
6180 Garage Door Repair	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
6298 HVAC	90.00	166.66	(76.66)	2,095.02	2,000.00	95.02	2,000.00	(95.02)
6305 Intercom Repair	0.00	33.33	(33.33)	0.00	400.00	(400.00)	400.00	400.00
6311 Janitorial	400.00	416.66	(16.66)	5,488.00	5,000.00	488.00	5,000.00	(488.00)
6340 Landscape Mow Contract	0.00	375.00	(375.00)	4,464.76	4,500.00	(35.24)	4,500.00	35.24
6342 Landscaping	0.00	166.66	(166.66)	2,327.18	2,000.00	327.18	2,000.00	(327.18)
6360 Lighting	200.00	41.66	158.34	1,410.90	500.00	910.90	500.00	(910.90)
6480 Roof Repairs	302.00	141.66	160.34	1,059.00	1,700.00	(641.00)	1,700.00	641.00
6510 Snow Removal	572.00	125.00	447.00	2,128.00	1,500.00	628.00	1,500.00	(628.00)
6512 Sprinkler Repair	0.00	125.00	(125.00)	1,092.34	1,500.00	(407.66)	1,500.00	407.66
6590 Window Cleaning	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00	1,800.00
9720 Lobby Repairs	0.00	0.00	0.00	26,341.54	0.00	26,341.54	0.00	(26,341.54)
Total Maintenance Expenses	1,485.14	2,866.61	(1,381.47)	54,025.64	34,400.00	19,625.64	34,400.00	(19,625.64)

Unexpended Budget Report

Thursday, December 31, 2009

Hillcrest Village 2009 Operating Budget (Continued)

Hillcrest Village Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Expenses								
5021 Electric & Gas	1,846.71	921.66	925.05	12,515.18	11,060.00	1,455.18	11,060.00	(1,455.18)
5030 Intercom Phone Line	175.37	233.33	(57.96)	2,113.54	2,800.00	(686.46)	2,800.00	686.46
5040 Trash	284.09	333.33	(49.24)	3,318.82	4,000.00	(681.18)	4,000.00	681.18
5090 Water & Sewer	353.89	750.00	(396.11)	7,369.22	9,000.00	(1,630.78)	9,000.00	1,630.78
6008 Fire Alarm Monitoring	44.00	50.00	(6.00)	908.46	600.00	308.46	600.00	(308.46)
Total Operating Expenses	2,704.06	2,288.32	415.74	26,225.22	27,460.00	(1,234.78)	27,460.00	1,234.78
Other Expense								
7110 Insurance	1,549.33	1,583.33	(34.00)	18,597.96	19,000.00	(402.04)	19,000.00	402.04
7130 License, Fees, Permits	0.00	50.00	(50.00)	10.00	600.00	(590.00)	600.00	590.00
Total Other Expenses	1,549.33	1,633.33	(84.00)	18,607.96	19,600.00	(992.04)	19,600.00	992.04
Administrative/Professional								
7030 Audit/Review	0.00	141.66	(141.66)	1,100.00	1,700.00	(600.00)	1,700.00	600.00
7055 Consulting	0.00	41.66	(41.66)	0.00	500.00	(500.00)	500.00	500.00
7120 Legal	0.00	83.33	(83.33)	642.56	1,000.00	(357.44)	1,000.00	357.44
7140 Management	1,100.00	1,125.00	(25.00)	13,200.00	13,500.00	(300.00)	13,500.00	300.00
7230 Misc. Administrative	428.09	0.00	428.09	438.62	0.00	438.62	0.00	(438.62)
7235 Office	1,040.90	50.00	990.90	1,913.79	600.00	1,313.79	600.00	(1,313.79)
Total Administrative/Professional	2,568.99	1,441.65	1,127.34	17,294.97	17,300.00	(5.03)	17,300.00	5.03
Transfer to Reserves								
5900 Reserves Contribution	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00	15,000.00	0.00
Total Transfer to Reserves	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00	15,000.00	0.00
TOTAL EXPENSES	9,557.52	9,479.91	77.61	131,153.79	113,760.00	17,393.79	113,760.00	(17,393.79)
NET INCOME (LOSS)	(36.48)	0.08	(36.56)	7,179.79		7,179.79		
UNEXPENDED (OVER EXPENDED)								(7,179.79)

Unexpended Budget Report

Thursday, December 31, 2009

Hillcrest Village 2009 Reserve Budget

Hillcrest Village Reserve Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
8700 Insurance Claim Income	0.00	0.00	0.00	150,000.00	0.00	150,000.00	0.00	(150,000.00)
Total Income	0.00	0.00	0.00	150,000.00	0.00	150,000.00	0.00	(150,000.00)
Reserve Income								
9010 Special Assessment Income	(12,610.03)	0.00	(12,610.03)	266,594.54	0.00	266,594.54	0.00	(266,594.54)
9410 Reserve Income	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00	15,000.00	0.00
Total Reserve Income	(11,360.03)	1,250.00	(12,610.03)	281,594.54	15,000.00	266,594.54	15,000.00	(266,594.54)
TOTAL INCOME	(11,360.03)	1,250.00	(12,610.03)	431,594.54	15,000.00	416,594.54	15,000.00	(416,594.54)
EXPENSES								
Reserve Expenses								
9258 Construction Expenses	62,840.34	0.00	62,840.34	782,779.15	0.00	782,779.15	0.00	(782,779.15)
9275 Construction Interest Exp	2,314.57	0.00	2,314.57	18,411.00	0.00	18,411.00	0.00	(18,411.00)
9800 Reserve Expenses	0.00	0.00	0.00	30,053.47	0.00	30,053.47	0.00	(30,053.47)
Total Reserve Expenses	65,154.91	0.00	65,154.91	831,243.62	0.00	831,243.62	0.00	(831,243.62)
TOTAL EXPENSES	65,154.91	0.00	65,154.91	831,243.62	0.00	831,243.62	0.00	(831,243.62)
NET INCOME (LOSS)	(76,514.94)	1,250.00	(77,764.94)	(399,649.08)	15,000.00	(414,649.08)	15,000.00	
UNEXPENDED (OVER EXPENDED)								414,649.08