

Balance Sheet

Monday, September 30, 2013

Hillcrest Village

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Invstmnt		
1010 Hillcrest Vlg Operating	\$2,799.90	
	Total Operating Cash & Invstmnt	\$2,799.90
Accounts Receivable		
1770 Due from Reserves	\$6.72	
	Total Accounts Receivable	\$6.72
Prepays		
1320 Prepaid Insurance	\$5,054.99	
1330 Prepaid Expenses	\$2,169.86	
	Total Prepays	\$7,224.85
	TOTAL ASSETS	<u>\$10,031.47</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$5,169.51	
2030 Advanced Payments	\$3,816.09	
2032 Advance Payments - SA	\$1,252.77	
2033 Deposit - Refundable Pet	\$500.00	
2040 Open Credits	\$120.00	
2780 Due to Spec Assessments	\$1,991.45	
	Total Current Liabilities	\$12,849.82
	TOTAL LIABILITIES	<u>\$12,849.82</u>

EQUITY

Assoc Current Yr Earnings	(\$4,268.34)	
Prior Years Earnings	\$1,449.99	
	TOTAL EQUITY	<u>(\$2,818.35)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$10,031.47</u>

Balance Sheet

Monday, September 30, 2013

Hillcrest Village Reserve

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Assets

1115 Hillcrest Vlg CW Reserve	\$44,298.14
1155 CW Construction Account	\$5,430.49

Total Reserve Assets \$49,728.63

Accounts Receivable

1760 Due from Oper. - SA	\$1,991.45
--------------------------	------------

Total Accounts Receivable \$1,991.45

TOTAL ASSETS \$51,720.08

LIABILITIES

Current Liabilities

2750 Due to Operating-Reserves	\$6.72
--------------------------------	--------

Total Current Liabilities \$6.72

Reserve Long Term Liabilities

2790 Construction Loan Pble	\$166,595.49
-----------------------------	--------------

Total Reserve Long Term Liabilities \$166,595.49

TOTAL LIABILITIES \$166,602.21

EQUITY

Reserve Current Yr Earnings

\$73,468.26

Prior Years Earnings

(\$188,350.39)

TOTAL EQUITY (\$114,882.13)

TOTAL LIABILITIES AND EQUITY \$51,720.08

Unexpended Budget Report

Monday, September 30, 2013

Hillcrest Village 2013 Operating

Hillcrest Village Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	10,416.64	10,416.67	(0.03)	93,749.76	93,750.01	(0.25)	125,000.00	31,250.24
4080 Late Fees	0.00	0.00	0.00	49.52	0.00	49.52	0.00	(49.52)
4110 Miscellaneous Income	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
4150 Interest - Reserves	6.72	9.00	(2.28)	63.89	73.00	(9.11)	100.00	36.11
8700 Insurance Claim Income	0.00	0.00	0.00	255.48	0.00	255.48	0.00	(255.48)
Total Income	10,423.36	10,425.67	(2.31)	94,243.65	93,823.01	420.64	125,100.00	30,856.35
TOTAL INCOME	10,423.36	10,425.67	(2.31)	94,243.65	93,823.01	420.64	125,100.00	30,856.35
EXPENSES								
Maintenance Expenses								
6025 Building Interior Paint	0.00	17.00	(17.00)	0.00	199.00	(199.00)	250.00	250.00
6051 Building Repair Exterior	0.00	0.00	0.00	1,133.00	0.00	1,133.00	500.00	(633.00)
6052 Building Repair Interior	41.34	0.00	41.34	1,241.75	500.00	741.75	500.00	(741.75)
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
6110 Elevator Contract	442.75	452.50	(9.75)	5,239.78	4,072.50	1,167.28	5,430.00	190.22
6135 Extermin./Pest Control	0.00	25.00	(25.00)	0.00	200.00	(200.00)	200.00	200.00
6170 Fire System Inspection	1,254.85	0.00	1,254.85	1,254.85	1,500.00	(245.15)	1,500.00	245.15
6179 Garage Cleaning	0.00	0.00	0.00	650.00	700.00	(50.00)	700.00	50.00
6180 Garage Door Repair	0.00	0.00	0.00	3,056.51	250.00	2,806.51	250.00	(2,806.51)
6298 HVAC	90.00	125.00	(35.00)	1,190.00	1,625.00	(435.00)	2,000.00	810.00
6305 Intercom Repair	0.00	17.00	(17.00)	255.00	149.00	106.00	200.00	(55.00)
6311 Janitorial	570.00	483.00	87.00	4,606.00	4,351.00	255.00	5,800.00	1,194.00
6340 Landscape Mow Contract	610.00	612.00	(2.00)	3,660.00	3,676.00	(16.00)	4,900.00	1,240.00
6342 Landscaping	0.00	0.00	0.00	533.14	500.00	33.14	500.00	(33.14)
6360 Lighting	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
6430 Plumbing	0.00	20.00	(20.00)	122.50	190.00	(67.50)	250.00	127.50
6480 Roof Repairs	0.00	0.00	0.00	305.00	1,200.00	(895.00)	1,200.00	895.00
6510 Snow Removal	0.00	0.00	0.00	1,620.00	750.00	870.00	1,200.00	(420.00)
6512 Sprinkler Repair	175.14	0.00	175.14	1,176.54	800.00	376.54	1,000.00	(176.54)
6590 Window Cleaning	0.00	0.00	0.00	1,592.50	1,600.00	(7.50)	1,600.00	7.50
Total Maintenance Expenses	3,184.08	1,751.50	1,432.58	27,636.57	22,762.50	4,874.07	28,480.00	843.43

Unexpended Budget Report

Monday, September 30, 2013

Hillcrest Village 2013 Operating (Continued)

Hillcrest Village Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Expenses								
5021 Electric & Gas	1,341.09	1,000.00	341.09	9,572.47	9,800.00	(227.53)	13,000.00	3,427.53
5030 Intercom Phone Line	156.54	134.00	22.54	1,341.12	1,206.00	135.12	1,600.00	258.88
5040 Trash	232.00	234.00	(2.00)	2,061.00	2,098.00	(37.00)	2,800.00	739.00
5090 Water & Sewer	1,977.71	1,000.00	977.71	10,024.83	9,750.00	274.83	12,750.00	2,725.17
6008 Fire Alarm Monitoring	35.00	35.00	0.00	315.00	315.00	0.00	420.00	105.00
Total Operating Expenses	3,742.34	2,403.00	1,339.34	23,314.42	23,169.00	145.42	30,570.00	7,255.58
Other Expense								
7110 Insurance	1,689.00	1,542.00	147.00	14,278.36	13,878.00	400.36	18,500.00	4,221.64
7130 License, Fees, Permits	0.00	0.00	0.00	680.94	370.00	310.94	750.00	69.06
Total Other Expenses	1,689.00	1,542.00	147.00	14,959.30	14,248.00	711.30	19,250.00	4,290.70
Administrative/Professional								
7030 Audit/Review	0.00	0.00	0.00	3,450.00	1,200.00	2,250.00	1,200.00	(2,250.00)
7040 Bad Debt	0.06	0.00	0.06	450.86	0.00	450.86	0.00	(450.86)
7055 Consulting	500.00	250.00	250.00	500.00	2,250.00	(1,750.00)	3,000.00	2,500.00
7120 Legal	75.00	333.00	(258.00)	700.00	3,001.00	(2,301.00)	4,000.00	3,300.00
7140 Management	1,200.00	1,200.00	0.00	10,800.00	10,800.00	0.00	14,400.00	3,600.00
7180 Miscellaneous Exp.	0.00	200.00	(200.00)	0.00	1,400.00	(1,400.00)	2,000.00	2,000.00
7230 Misc. Administrative	100.00	100.00	0.00	900.00	900.00	0.00	1,200.00	300.00
7235 Office	143.07	50.00	93.07	797.84	550.00	247.84	1,000.00	202.16
Total Administrative/Professional	2,018.13	2,133.00	(114.87)	17,598.70	20,101.00	(2,502.30)	26,800.00	9,201.30
Transfer to Reserves								
5900 Reserves Contribution	1,667.00	1,667.00	0.00	15,003.00	15,003.00	0.00	20,000.00	4,997.00
Total Transfer to Reserves	1,667.00	1,667.00	0.00	15,003.00	15,003.00	0.00	20,000.00	4,997.00
TOTAL EXPENSES	12,300.55	9,496.50	2,804.05	98,511.99	95,283.50	3,228.49	125,100.00	26,588.01
NET INCOME (LOSS)	(1,877.19)	929.17	(2,806.36)	(4,268.34)	(1,460.49)	(2,807.85)		
UNEXPENDED (OVER EXPENDED)								4,268.34

Unexpended Budget Report

Monday, September 30, 2013

Hillcrest Village 2013 Reserve

Hillcrest Village Reserve Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9010 Special Assessment Income	29,533.52	0.00	29,533.52	82,485.83	0.00	82,485.83	0.00	(82,485.83)
9410 Reserve Income	1,667.00	1,667.00	0.00	15,003.00	15,003.00	0.00	20,000.00	4,997.00
Total Reserve Income	31,200.52	1,667.00	29,533.52	97,488.83	15,003.00	82,485.83	20,000.00	(77,488.83)
TOTAL INCOME	31,200.52	1,667.00	29,533.52	97,488.83	15,003.00	82,485.83	20,000.00	(77,488.83)
EXPENSES								
Reserve Expenses								
9275 SA Interest Expense	1,096.96	0.00	1,096.96	10,899.92	0.00	10,899.92	0.00	(10,899.92)
9655 Reserve Elevator	0.00	0.00	0.00	3,661.22	0.00	3,661.22	0.00	(3,661.22)
9677 Reserve Garage	0.00	0.00	0.00	9,459.43	0.00	9,459.43	0.00	(9,459.43)
Total Reserve Expenses	1,096.96	0.00	1,096.96	24,020.57	0.00	24,020.57	0.00	(24,020.57)
TOTAL EXPENSES	1,096.96	0.00	1,096.96	24,020.57	0.00	24,020.57	0.00	(24,020.57)
NET INCOME (LOSS)	30,103.56	1,667.00	28,436.56	73,468.26	15,003.00	58,465.26	20,000.00	
UNEXPENDED (OVER EXPENDED)								(53,468.26)