

Thursday, October 31, 2013

Accrual Accounting Year Starts January 1, 2013

\$7,380.22

\$8,300.76

\$7,380.22

Balance Sheet

Thursday, October 31, 2013

Hillcrest Village Reserve

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Assets

1115 Hillcrest Vlg CW Reserve	\$45,966.15
1155 CW Construction Account	\$7,135.21

Total Reserve Assets \$53,101.36

Accounts Receivable

1760 Due from Oper. - SA	(\$1,099.79)
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Total Accounts Receivable (\$1,099.79)

TOTAL ASSETS \$52,001.57

LIABILITIES

Current Liabilities

2750 Due to Operating-Reserves	\$7.73
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Total Current Liabilities \$7.73

Reserve Long Term Liabilities

2790 Construction Loan Pble	\$164,621.60
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Total Reserve Long Term Liabilities \$164,621.60

TOTAL LIABILITIES \$164,629.33

EQUITY

Reserve Current Yr Earnings

\$75,722.63

Prior Years Earnings

(\$188,350.39)

TOTAL EQUITY (\$112,627.76)

TOTAL LIABILITIES AND EQUITY \$52,001.57

Unexpended Budget Report

Thursday, October 31, 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	10,416.66	(0.02)	104,166.40	104,166.67	(0.27)	125,000.00	20,833.60
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	7.73	9.00	(1.27)	71.62	82.00	(10.38)	100.00	28.38
8700 Insurance Claim Income	0.00	0.00	0.00	255.48	0.00	255.48	0.00	(255.48)
Total Income	10,424.37	10,425.66	(1.29)	104,668.02	104,248.67	419.35	125,100.00	20,431.98
TOTAL INCOME								
	10,424.37	10,425.66	(1.29)	104,668.02	104,248.67	419.35	125,100.00	20,431.98
EXPENSES								
Maintenance Expenses								
6025 Building Interior Paint	0.00	17.00	(17.00)	0.00	216.00	(216.00)	250.00	250.00
6051 Building Repair Exterior	0.00	500.00	(500.00)	1,133.00	500.00	633.00	500.00	(633.00)
6052 Building Repair Interior	0.00	0.00	0.00	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)	5,682.53	4,525.00	1,157.53	5,430.00	(252.53)
6135 Extermin./Pest Control	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6170 Fire System Inspection	653.07	0.00	653.07	1,907.92	1,500.00	407.92	1,500.00	(407.92)
6179 Garage Cleaning	0.00	0.00	0.00	650.00	700.00	(50.00)	700.00	50.00
6180 Garage Door Repair	(2,387.51)	0.00	(2,387.51)	669.00	250.00	419.00	250.00	(419.00)
6298 HVAC	541.76	125.00	416.76	1,731.76	1,750.00	(18.24)	2,000.00	268.24
6305 Intercom Repair	0.00	17.00	(17.00)	255.00	166.00	89.00	200.00	(55.00)
6311 Janitorial	450.00	483.00	(33.00)	5,056.00	4,834.00	222.00	5,800.00	744.00
6340 Landscape Mow Contract	610.00	612.00	(2.00)	4,270.00	4,288.00	(18.00)	4,900.00	630.00
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	210.00	(87.50)	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	0.00	0.00	0.00	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	310.07	2,226.50	(1,916.43)	27,946.64	24,989.00	2,957.64	28,480.00	533.36

Unexpended Budget Report

Thursday, October 31, 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	1,046.35	1,000.00	46.35	10,618.82	10,800.00	(181.18)	13,000.00	2,381.18
5030 Intercom Phone Line	151.43	134.00	17.43	1,492.55	1,340.00	152.55	1,600.00	107.45
5040 Trash	232.00	234.00	(2.00)	2,293.00	2,332.00	(39.00)	2,800.00	507.00
5090 Water & Sewer	1,784.66	1,000.00	784.66	11,809.49	10,750.00	1,059.49	12,750.00	940.51
6008 Fire Alarm Monitoring	35.00	35.00	0.00	350.00	350.00	0.00	420.00	70.00
Total Operating Expenses	3,249.44	2,403.00	846.44	26,563.86	25,572.00	991.86	30,570.00	4,006.14
Other Expense								
7110 Insurance	1,689.00	1,542.00	147.00	15,967.36	15,420.00	547.36	18,500.00	2,532.64
7130 License, Fees, Permits	0.00	300.00	(300.00)	680.94	670.00	10.94	750.00	69.06
Total Other Expenses	1,689.00	1,842.00	(153.00)	16,648.30	16,090.00	558.30	19,250.00	2,601.70
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	0.00	0.00	0.00	450.86	0.00	450.86	0.00	(450.86)
7055 Consulting	0.00	250.00	(250.00)	500.00	2,500.00	(2,000.00)	3,000.00	2,500.00
7120 Legal	0.00	333.00	(333.00)	700.00	3,334.00	(2,634.00)	4,000.00	3,300.00
7140 Management	1,200.00	1,200.00	0.00	12,000.00	12,000.00	0.00	14,400.00	2,400.00
7180 Miscellaneous Exp.	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)	2,000.00	2,000.00
7230 Misc. Administrative	350.00	100.00	250.00	1,250.00	1,000.00	250.00	1,200.00	(50.00)
7235 Office	61.05	50.00	11.05	858.89	600.00	258.89	1,000.00	141.11
Total Administrative/Professional	1,611.05	2,133.00	(521.95)	19,209.75	22,234.00	(3,024.25)	26,800.00	7,590.25
Transfer to Reserves								
5900 Reserves Contribution	1,667.00	1,667.00	0.00	16,670.00	16,670.00	0.00	20,000.00	3,330.00
Total Transfer to Reserves	1,667.00	1,667.00	0.00	16,670.00	16,670.00	0.00	20,000.00	3,330.00
TOTAL EXPENSES	8,526.56	10,271.50	(1,744.94)	107,038.55	105,555.00	1,483.55	125,100.00	18,061.45
NET INCOME (LOSS)	1,897.81	154.16	1,743.65	(2,370.53)	(1,306.33)	(1,064.20)		
UNEXPENDED (OVER EXPENDED)								2,370.53

Unexpended Budget Report

Thursday, October 31, 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	1,704.41	0.00	1,704.41	84,190.24	0.00	84,190.24	0.00	(84,190.24)
9410 Reserve Income	1,667.00	1,667.00	0.00	16,670.00	16,670.00	0.00	20,000.00	3,330.00
Total Reserve Income	3,371.41	1,667.00	1,704.41	100,860.24	16,670.00	84,190.24	20,000.00	(80,860.24)
TOTAL INCOME	3,371.41	1,667.00	1,704.41	100,860.24	16,670.00	84,190.24	20,000.00	(80,860.24)
EXPENSES								
Reserve Expenses								
9258 Special Assessment Exp	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
9275 SA Interest Expense	967.04	0.00	967.04	11,866.96	0.00	11,866.96	0.00	(11,866.96)
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	1,117.04	0.00	1,117.04	25,137.61	0.00	25,137.61	0.00	(25,137.61)
TOTAL EXPENSES	1,117.04	0.00	1,117.04	25,137.61	0.00	25,137.61	0.00	(25,137.61)
NET INCOME (LOSS)	2,254.37	1,667.00	587.37	75,722.63	16,670.00	59,052.63	20,000.00	
UNEXPENDED (OVER EXPENDED)								(55,722.63)