

Balance Sheet

Tuesday, September 30, 2014

Hillcrest Village

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invstmnt			
1010 Hillcrest Vlg Operating	\$2,882.56		
		Total Operating Cash & Invstmnt	\$2,882.56
Accounts Receivable			
1770 Due from Reserves	\$972.84		
		Total Accounts Receivable	\$972.84
Prepays			
1320 Prepaid Insurance	\$6,204.77		
1330 Prepaid Expenses	\$2,060.66		
		Total Prepays	\$8,265.43
		TOTAL ASSETS	<u>\$12,120.83</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable	\$5,348.63		
2030 Advanced Payments	\$4,716.36		
2032 Advance Payments - SA	\$1,099.44		
2033 Deposit - Refundable Pet	\$1,000.00		
		Total Current Liabilities	\$12,164.43
		TOTAL LIABILITIES	<u>\$12,164.43</u>

EQUITY

Assoc Current Yr Earnings	\$3,219.18		
Prior Years Earnings	(\$3,262.78)		
		TOTAL EQUITY	<u>(\$43.60)</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$12,120.83</u>

Balance Sheet

Tuesday, September 30, 2014

Hillcrest Village Reserve

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Assets

1115 Hillcrest Vlg CW Reserve
1155 CW Construction Account

\$63,139.09
\$3,037.86

Total Reserve Assets

\$66,176.95

TOTAL ASSETS

\$66,176.95

LIABILITIES

Current Liabilities

2750 Due to Operating-Reserves

\$972.84

Total Current Liabilities

\$972.84

Reserve Long Term Liabilities

2790 Construction Loan Pble

\$70,126.31

Total Reserve Long Term Liabilities

\$70,126.31

TOTAL LIABILITIES

\$71,099.15

EQUITY

Reserve Current Yr Earnings

\$82,560.41

Prior Years Earnings

(\$87,482.61)

TOTAL EQUITY

(\$4,922.20)

TOTAL LIABILITIES AND EQUITY

\$66,176.95

Unexpended Budget Report

Tuesday, September 30, 2014

Hillcrest Village 2014 Operating

Hillcrest Village Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Association Dues	11,041.68	11,041.67	0.01	99,375.12	99,375.01	0.11	132,500.00	33,124.88
4080 Late Fees	0.00	0.00	0.00	56.47	0.00	56.47	0.00	(56.47)
4110 Miscellaneous Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
Total Income	11,041.68	11,041.67	0.01	99,456.59	99,375.01	81.58	132,500.00	33,043.41
TOTAL INCOME	11,041.68	11,041.67	0.01	99,456.59	99,375.01	81.58	132,500.00	33,043.41
EXPENSES								
Maintenance Expenses								
6025 Building Interior Paint	0.00	17.00	(17.00)	330.00	199.00	131.00	250.00	(80.00)
6051 Building Repair Exterior	0.00	0.00	0.00	95.00	1,000.00	(905.00)	1,000.00	905.00
6052 Building Repair Interior	0.00	0.00	0.00	1,675.00	1,000.00	675.00	1,000.00	(675.00)
6058 Carpet Cleaning	0.00	0.00	0.00	940.00	250.00	690.00	250.00	(690.00)
6110 Elevator Contract	398.50	539.59	(141.09)	3,586.50	4,856.25	(1,269.75)	6,475.00	2,888.50
6170 Fire System Inspection	1,204.00	0.00	1,204.00	1,345.50	1,500.00	(154.50)	1,500.00	154.50
6179 Garage Cleaning	0.00	0.00	0.00	650.00	675.00	(25.00)	675.00	25.00
6180 Garage Door Repair	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
6298 HVAC	255.88	125.00	130.88	1,163.63	1,775.00	(611.37)	2,150.00	986.37
6305 Intercom Repair	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
6311 Janitorial	450.00	520.84	(70.84)	3,750.00	4,687.50	(937.50)	6,250.00	2,500.00
6340 Landscape Mow Contract	434.85	637.50	(202.65)	3,043.95	3,825.00	(781.05)	5,100.00	2,056.05
6342 Landscaping	0.00	750.00	(750.00)	131.00	1,750.00	(1,619.00)	1,750.00	1,619.00
6360 Lighting	381.20	0.00	381.20	2,620.87	250.00	2,370.87	250.00	(2,370.87)
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	1,095.00	1,200.00	(105.00)	1,200.00	105.00
6510 Snow Removal	0.00	0.00	0.00	1,075.00	1,550.00	(475.00)	2,000.00	925.00
6512 Sprinkler Repair	70.07	100.00	(29.93)	1,494.05	900.00	594.05	1,200.00	(294.05)
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	3,194.50	2,709.93	484.57	24,710.50	27,707.75	(2,997.25)	33,400.00	8,689.50
Operating Expenses								
5021 Electric & Gas	1,187.58	1,125.00	62.58	9,594.54	10,125.00	(530.46)	13,500.00	3,905.46
5030 Intercom Phone Line	159.59	154.17	5.42	1,375.75	1,387.51	(11.76)	1,850.00	474.25

Unexpended Budget Report

Tuesday, September 30, 2014

Hillcrest Village 2014 Operating (Continued)

Hillcrest Village 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)								
Operating Expenses (Continued)								
5040 Trash	241.00	241.25	(0.25)	2,145.76	2,171.25	(25.49)	2,895.00	749.24
5090 Water & Sewer	1,115.34	1,150.00	(34.66)	9,705.91	10,350.00	(644.09)	13,800.00	4,094.09
6008 Fire Alarm Monitoring	35.00	35.00	0.00	315.00	315.00	0.00	420.00	105.00
Total Operating Expenses	2,738.51	2,705.42	33.09	23,136.96	24,348.76	(1,211.80)	32,465.00	9,328.04
Other Expense								
7110 Insurance	1,407.03	1,677.09	(270.06)	14,901.03	15,093.75	(192.72)	20,125.00	5,223.97
7130 License, Fees, Permits	0.00	0.00	0.00	664.50	750.00	(85.50)	750.00	85.50
Total Other Expenses	1,407.03	1,677.09	(270.06)	15,565.53	15,843.75	(278.22)	20,875.00	5,309.47
Administrative/Professional								
7030 Audit/Review	0.00	0.00	0.00	2,950.00	2,950.00	0.00	2,950.00	0.00
7055 Consulting	0.00	0.00	0.00	27.60	0.00	27.60	0.00	(27.60)
7120 Legal	0.00	83.34	(83.34)	42.71	750.00	(707.29)	1,000.00	957.29
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	1,610.00	(1,610.00)	2,210.00	2,210.00
7230 Misc. Administrative	100.00	100.00	0.00	900.00	900.00	0.00	1,200.00	300.00
7235 Office	140.37	50.00	90.37	851.11	550.00	301.11	1,000.00	148.89
Total Administrative/Professional	1,440.37	1,633.34	(192.97)	15,571.42	17,560.00	(1,988.58)	22,760.00	7,188.58
Transfer to Reserves								
5900 Reserves Contribution	1,917.00	1,917.00	0.00	17,253.00	17,253.00	0.00	23,000.00	5,747.00
Total Transfer to Reserves	1,917.00	1,917.00	0.00	17,253.00	17,253.00	0.00	23,000.00	5,747.00
TOTAL EXPENSES	10,697.41	10,642.78	54.63	96,237.41	102,713.26	(6,475.85)	132,500.00	36,262.59
NET INCOME (LOSS)	344.27	398.89	(54.62)	3,219.18	(3,338.25)	6,557.43		
UNEXPENDED (OVER EXPENDED)								(3,219.18)

Unexpended Budget Report

Tuesday, September 30, 2014

Hillcrest Village 2014 Reserve

Hillcrest Village 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								
Reserve Income								
4150 Interest - Reserves	9.75	0.00	9.75	81.01	0.00	81.01	0.00	(81.01)
9010 Special Assessment Income	21,379.41	0.00	21,379.41	70,526.67	0.00	70,526.67	0.00	(70,526.67)
9410 Reserve Income	1,917.00	1,917.00	0.00	17,253.00	17,253.00	0.00	23,000.00	5,747.00
Total Reserve Income	23,306.16	1,917.00	21,389.16	87,860.68	17,253.00	70,607.68	23,000.00	(64,860.68)
TOTAL INCOME	23,306.16	1,917.00	21,389.16	87,860.68	17,253.00	70,607.68	23,000.00	(64,860.68)
EXPENSES								
Reserve Expenses								
9258 Special Assessment Exp	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
9275 SA Interest Expense	371.00	0.00	371.00	5,150.27	0.00	5,150.27	0.00	(5,150.27)
Total Reserve Expenses	371.00	0.00	371.00	5,300.27	0.00	5,300.27	0.00	(5,300.27)
TOTAL EXPENSES	371.00	0.00	371.00	5,300.27	0.00	5,300.27	0.00	(5,300.27)
NET INCOME (LOSS)	22,935.16	1,917.00	21,018.16	82,560.41	17,253.00	65,307.41	23,000.00	
UNEXPENDED (OVER EXPENDED)								(59,560.41)