

Balance Sheet

Sunday December 31, 2006

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2006

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$24,126.86	
	Total Operating Cash & Invest		\$24,126.86
Reserves Cash & Invest 1021 Reserve - Citywide		\$65,599.73	
	Total Reserves Cash & Invest		\$65,599.73
	TOTAL ASSETS		<u>\$89,726.59</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		\$28,001.44	
	Total Current Year Earnings		\$28,001.44
Members Equity 3015 Working Capital		\$45,506.90	
3030 Retained Earnings		\$17,633.46	
	Total Members Equity		\$63,140.36
Restricted Equity Current Year Earnings - Restricted		(\$1,415.21)	
	Total Restricted Equity		(\$1,415.21)
	TOTAL EQUITY		<u>\$89,726.59</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$89,726.59</u>

Unexpended Budget Report

Sunday December 31, 2006

925 E. 8th Ave. 2006 Operating Budget

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2006

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	7,135.00	6,552.00	583.00	78,213.71	78,624.00	(410.29)	78,624.00	410.29
4030 Laundry Income	99.75	145.83	(46.08)	1,633.66	1,750.00	(116.34)	1,750.00	116.34
4040 Late Fee Income	185.00	41.67	143.33	1,519.00	500.00	1,019.00	500.00	(1,019.00)
4042 Delinquency	0.00	(131.04)	131.04	0.00	(1,572.48)	1,572.48	(1,572.48)	(1,572.48)
4300 Legal Fee Income	0.00	0.00	0.00	2,010.56	0.00	2,010.56	0.00	(2,010.56)
4350 Parking Fee	210.00	210.00	0.00	2,490.00	2,520.00	(30.00)	2,520.00	30.00
4400 Miscellaneous Income	0.00	41.67	(41.67)	1,304.27	500.00	804.27	500.00	(804.27)
Total Revenues	7,629.75	6,860.13	769.62	87,171.20	82,321.52	4,849.68	82,321.52	(4,849.68)
TOTAL INCOME	7,629.75	6,860.13	769.62	87,171.20	82,321.52	4,849.68	82,321.52	(4,849.68)
EXPENSES								
Administration								
5010 Management Fee	675.00	700.00	(25.00)	8,100.00	8,400.00	(300.00)	8,400.00	300.00
5025 Audit	0.00	183.33	(183.33)	2,070.00	2,200.00	(130.00)	2,200.00	130.00
5048 Insurance	0.00	425.00	(425.00)	5,116.30	5,100.00	16.30	5,100.00	(16.30)
5050 Legal Services	0.00	250.00	(250.00)	2,072.00	3,000.00	(928.00)	3,000.00	928.00
5098 Other Admin Expense	16.14	75.00	(58.86)	777.91	900.00	(122.09)	900.00	122.09
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	250.00	(250.00)	250.00	250.00
5306 Utilities	1,569.37	1,733.33	(163.96)	17,049.32	20,800.00	(3,750.68)	20,800.00	3,750.68
5411 Property Maintenance	0.00	583.33	(583.33)	2,922.63	7,000.00	(4,077.37)	7,000.00	4,077.37
5415 Landscaping Improvement	0.00	41.66	(41.66)	245.00	500.00	(255.00)	500.00	255.00
Total Administration	2,260.51	4,012.48	(1,751.97)	38,353.16	48,150.00	(9,796.84)	48,150.00	9,796.84
Utilities								
5312 Telephone	96.97	106.25	(9.28)	1,175.91	1,275.00	(99.09)	1,275.00	99.09
5316 Trash Collection	220.37	200.00	20.37	2,864.64	2,400.00	464.64	2,400.00	(464.64)
5320 Water & Sewer	555.28	333.33	221.95	3,916.42	4,000.00	(83.58)	4,000.00	83.58
Total Utilities	872.62	639.58	233.04	7,956.97	7,675.00	281.97	7,675.00	(281.97)
Grounds								
5430 Snow Removal	0.00	200.00	(200.00)	883.00	2,400.00	(1,517.00)	2,400.00	1,517.00
5460 Exterminating	0.00	16.66	(16.66)	0.00	200.00	(200.00)	200.00	200.00

Unexpended Budget Report

Sunday December 31, 2006

925 E. 8th Ave. 2006 Operating Budget (Continued)

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2006

	Month To Date		Year To Date		Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Unexpended
EXPENSES (Continued)						
Total Grounds	0.00	216.66	(216.66)	883.00	2,600.00	1,717.00
Buildings						
5610 Building Maintenance	188.13	62.50	125.63	1,515.63	750.00	(765.63)
5620 Plumbing	0.00	208.33	(208.33)	2,552.73	2,500.00	(52.73)
5645 Elevators	0.00	229.16	(229.16)	2,416.60	2,750.00	333.40
5650 Roof Maintenance	0.00	100.00	(100.00)	691.67	1,200.00	508.33
5665 Cleaning/Janitorial	400.00	416.66	(16.66)	4,800.00	5,000.00	200.00
Total Buildings	588.13	1,016.65	(428.52)	11,976.63	12,200.00	223.37
Reserve Transfers						
6100 Transfer to Reserves	(20,549.00)	958.33	(21,507.33)	0.00	11,500.00	11,500.00
Total Reserve Transfers	(20,549.00)	958.33	(21,507.33)	0.00	11,500.00	11,500.00
Replacement Fund Activity						
Reserves Expenditures						
6560 Landscaping	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)
6560 Painting	0.00	0.00	0.00	1,500.00	0.00	(1,500.00)
Total Reserves Expenditures	0.00	0.00	0.00	3,050.00	0.00	(3,050.00)
6101 Reserve Income	19,590.00	0.00	19,590.00	0.00	0.00	0.00
6480 Reserves Interest	(194.11)	0.00	(194.11)	(1,634.79)	0.00	1,634.79
Total Replacement Fund Activity	19,395.89	0.00	19,395.89	1,415.21	0.00	(1,415.21)
TOTAL EXPENSES	2,568.15	6,843.70	(4,275.55)	60,584.97	82,125.00	21,540.03
NET INCOME (LOSS)	5,061.60	16.43	5,045.17	26,586.23	196.52	196.52
UNEXPENDED (OVER EXPENDED)						(26,389.71)