

Sunday September 30, 2007

Balance Sheet

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2007

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$28,716.44	
	Total Operating Cash & Invest		\$28,716.44
Reserves Cash & Invest 1021 Reserve - Citywide		\$36,814.95	
	Total Reserves Cash & Invest		\$36,814.95
	TOTAL ASSETS		\$65,531.39

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		\$4,589.58	
	Total Current Year Earnings		\$4,589.58
Members Equity 3015 Working Capital		\$45,506.90	
3030 Retained Earnings		\$44,219.69	
	Total Members Equity		\$89,726.59
Restricted Equity Current Year Earnings - Restricted		(\$28,784.78)	
	Total Restricted Equity		(\$28,784.78)
	TOTAL EQUITY		\$65,531.39
	TOTAL LIABILITIES AND EQUITY		\$65,531.39

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Unexpended Budget Report

925 E. 8th Ave. 2006 Operating Budget

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2007

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	5,751.00	6,552.00	(801.00)	57,667.57	58,968.00	(1,300.43)	78,624.00	20,956.43
4030 Laundry Income	95.00	145.84	(50.84)	1,163.27	1,312.50	(149.23)	1,750.00	586.73
4040 Late Fee Income	20.00	41.66	(21.66)	960.00	375.00	585.00	500.00	(460.00)
4042 Delinquency	0.00	(131.04)	131.04	0.00	(1,179.36)	1,179.36	(1,572.48)	(1,572.48)
4300 Legal Fee Income	0.00	0.00	0.00	180.00	0.00	180.00	0.00	(180.00)
4350 Parking Fee	210.00	210.00	0.00	1,995.00	1,890.00	105.00	2,520.00	525.00
4400 Miscellaneous Income	6.70	41.66	(34.96)	46.12	375.00	(328.88)	500.00	453.88
Total Revenues	6,082.70	6,860.12	(777.42)	62,011.96	61,741.14	270.82	82,321.52	20,309.56
TOTAL INCOME	6,082.70	6,860.12	(777.42)	62,011.96	61,741.14	270.82	82,321.52	20,309.56
EXPENSES								
Administration								
5010 Management Fee	700.00	700.00	0.00	6,225.00	6,300.00	(75.00)	8,400.00	2,175.00
5025 Audit	0.00	183.34	(183.34)	2,145.00	1,650.00	495.00	2,200.00	55.00
5045 Income Taxes	0.00	0.00	0.00	650.00	0.00	650.00	0.00	(650.00)
5048 Insurance	1,055.50	425.00	630.50	1,055.50	3,825.00	(2,769.50)	5,100.00	4,044.50
5050 Legal Services	595.00	250.00	345.00	995.00	2,250.00	(1,255.00)	3,000.00	2,005.00
5098 Other Admin Expense	66.29	75.00	(8.71)	428.18	675.00	(246.82)	900.00	471.82
5099 Miscellaneous	0.00	20.84	(20.84)	0.00	187.50	(187.50)	250.00	250.00
5306 Utilities	575.88	1,733.34	(1,157.46)	12,394.20	15,600.00	(3,205.80)	20,800.00	8,405.80
5411 Property Maintenance	0.00	583.34	(583.34)	4,075.65	5,250.00	(1,174.35)	7,000.00	2,924.35
5415 Landscaping Improvement	52.50	41.67	10.83	640.96	375.01	265.95	500.00	(140.96)
Total Administration	3,045.17	4,012.53	(967.36)	28,609.49	36,112.51	(7,503.02)	48,150.00	19,540.51
Utilities								
5301 Electric	0.00	0.00	0.00	(0.02)	0.00	(0.02)	0.00	0.02
5312 Telephone	98.26	106.25	(7.99)	880.87	956.25	(75.38)	1,275.00	394.13
5316 Trash Collection	236.90	200.00	36.90	2,099.64	1,800.00	299.64	2,400.00	300.36
5320 Water & Sewer	0.00	333.34	(333.34)	2,106.51	3,000.00	(893.49)	4,000.00	1,893.49
Total Utilities	335.16	639.59	(304.43)	5,087.00	5,756.25	(669.25)	7,675.00	2,588.00

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Grounds								
5430 Snow Removal	0.00	200.00	(200.00)	1,120.00	1,800.00	(680.00)	2,400.00	1,280.00
5460 Exterminating	0.00	16.67	(16.67)	0.00	150.01	(150.01)	200.00	200.00
Total Grounds	0.00	216.67	(216.67)	1,120.00	1,950.01	(830.01)	2,600.00	1,480.00
Buildings								
5610 Building Maintenance	115.50	62.50	53.00	1,116.54	562.50	554.04	750.00	(366.54)
5620 Plumbing	0.00	208.34	(208.34)	5,352.53	1,875.00	3,477.53	2,500.00	(2,852.53)
5645 Elevators	609.27	229.17	380.10	3,053.58	2,062.51	991.07	2,750.00	(303.58)
5650 Roof Maintenance	0.00	100.00	(100.00)	852.24	900.00	(47.76)	1,200.00	347.76
5665 Cleaning/Janitorial	400.00	416.67	(16.67)	3,600.00	3,750.01	(150.01)	5,000.00	1,400.00
Total Buildings	1,124.77	1,016.68	108.09	13,974.89	9,150.02	4,824.87	12,200.00	(1,774.89)
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.34	0.66	8,631.00	8,625.00	6.00	11,500.00	2,869.00
Total Reserve Transfers	959.00	958.34	0.66	8,631.00	8,625.00	6.00	11,500.00	2,869.00
Replacement Fund Activity								
Reserves Expenditures								
6520 Roof Replacement	0.00	0.00	0.00	37,579.58	0.00	37,579.58	0.00	(37,579.58)
Total Reserves Expenditures	0.00	0.00	0.00	37,579.58	0.00	37,579.58	0.00	(37,579.58)
6101 Reserve Income	(959.00)	0.00	(959.00)	(7,672.00)	0.00	(7,672.00)	0.00	7,672.00
6480 Reserves Interest	(82.53)	0.00	(82.53)	(1,122.80)	0.00	(1,122.80)	0.00	1,122.80
Total Replacement Fund Activity	(1,041.53)	0.00	(1,041.53)	28,784.78	0.00	28,784.78	0.00	(28,784.78)
TOTAL EXPENSES	4,422.57	6,843.81	(2,421.24)	86,207.16	61,593.79	24,613.37	82,125.00	(4,082.16)
NET INCOME (LOSS)	1,660.13	16.31	1,643.82	(24,195.20)	147.35	(24,342.55)		