

Balance Sheet

Friday October 31, 2008

925 E 8th Ave Condo Assoc

Accrual Accounting Year Starts January 1, 2008

ASSETS

Operating Cash & Invest		
1005 925 E 8th Ave.	\$17,011.58	
1300 Accounts Receivable	\$13,667.18	
	Total Operating Cash & Invest	\$30,678.76
Reserves Cash & Invest		
1021 Reserve - Citywide	\$38,825.55	
	Total Reserves Cash & Invest	\$38,825.55
	TOTAL ASSETS	<u>\$69,504.31</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$374.59	
2040 Advance Payments	\$2,164.00	
	Total Current Liabilities	\$2,538.59
	TOTAL LIABILITIES	<u>\$2,538.59</u>

EQUITY

Current Year Earnings		
Current Year Earnings - Unrestricted	\$6,644.18	
	Total Current Year Earnings	\$6,644.18
Members Equity		
3015 Working Capital	(\$8,454.10)	
3030 Retained Earnings	\$88,832.53	
	Total Members Equity	\$80,378.43
Restricted Equity		
Current Year Earnings - Restricted	(\$20,056.89)	
	Total Restricted Equity	(\$20,056.89)
	TOTAL EQUITY	<u>\$66,965.72</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$69,504.31</u>

Unexpended Budget Report

Friday October 31, 2008

925 E. 8th Ave. 2006 Operating Budget

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	6,552.00	6,552.00	0.00	65,520.00	65,520.00	0.00	78,624.00	13,104.00
4030 Laundry Income	0.00	145.83	(145.83)	1,045.71	1,458.33	(412.62)	1,750.00	704.29
4040 Late Fee Income	160.00	41.67	118.33	820.00	416.67	403.33	500.00	(320.00)
4042 Delinquency	0.00	(131.04)	131.04	0.00	(1,310.40)	1,310.40	(1,572.48)	(1,572.48)
4105 Move In/Out Fee	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
4250 NSF Fee	0.00	0.00	0.00	28.00	0.00	28.00	0.00	(28.00)
4300 Legal Fee Income	350.18	0.00	350.18	697.18	0.00	697.18	0.00	(697.18)
4350 Parking Fee	210.00	210.00	0.00	2,100.00	2,100.00	0.00	2,520.00	420.00
4400 Miscellaneous Income	0.00	41.67	(41.67)	4.28	416.67	(412.39)	500.00	495.72
4500 Other Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	7,272.18	6,860.13	412.05	71,415.17	68,601.27	2,813.90	82,321.52	10,906.35
TOTAL INCOME	7,272.18	6,860.13	412.05	71,415.17	68,601.27	2,813.90	82,321.52	10,906.35
EXPENSES								
Administration								
5010 Management Fee	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400.00	1,400.00
5025 Audit	0.00	183.33	(183.33)	2,190.00	1,833.33	356.67	2,200.00	10.00
5045 Income Taxes	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
5048 Insurance	0.00	425.00	(425.00)	5,098.51	4,250.00	848.51	5,100.00	1.49
5050 Legal Services	350.18	250.00	100.18	1,470.36	2,500.00	(1,029.64)	3,000.00	1,529.64
5098 Other Admin Expense	82.69	75.00	7.69	418.63	750.00	(331.37)	900.00	481.37
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	208.33	(208.33)	250.00	250.00
5306 Utilities	1,859.87	1,733.33	126.54	16,476.97	17,333.33	(856.36)	20,800.00	4,323.03
5411 Property Maintenance	842.79	583.33	259.46	1,954.20	5,833.33	(3,879.13)	7,000.00	5,045.80
5415 Landscaping Improvement	0.00	41.66	(41.66)	1,407.44	416.67	990.77	500.00	(907.44)
Total Administration	3,835.53	4,012.48	(176.95)	36,116.11	40,124.99	(4,008.88)	48,150.00	12,033.89
Utilities								
5312 Telephone	44.35	106.25	(61.90)	1,032.98	1,062.50	(29.52)	1,275.00	242.02
5316 Trash Collection	264.28	200.00	64.28	2,604.75	2,000.00	604.75	2,400.00	(204.75)
5320 Water & Sewer	578.41	333.33	245.08	2,858.46	3,333.33	(474.87)	4,000.00	1,141.54

Unexpended Budget Report

Friday October 31, 2008

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

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Utilities	887.04	639.58	247.46	6,496.19	6,395.83	100.36	7,675.00	1,178.81
Grounds								
5430 Snow Removal	0.00	200.00	(200.00)	677.00	2,000.00	(1,323.00)	2,400.00	1,723.00
5460 Exterminating	0.00	16.66	(16.66)	0.00	166.67	(166.67)	200.00	200.00
Total Grounds	0.00	216.66	(216.66)	677.00	2,166.67	(1,489.67)	2,600.00	1,923.00
Buildings								
5610 Building Maintenance	197.40	62.50	134.90	1,178.43	625.00	553.43	750.00	(428.43)
5620 Plumbing	1,129.10	208.33	920.77	2,410.38	2,083.33	327.05	2,500.00	89.62
5645 Elevators	648.90	229.16	419.74	4,302.88	2,291.67	2,011.21	2,750.00	(1,552.88)
5650 Roof Maintenance	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00	1,200.00
5665 Cleaning/Janitorial	400.00	416.66	(16.66)	4,000.00	4,166.67	(166.67)	5,000.00	1,000.00
Total Buildings	2,375.40	1,016.65	1,358.75	11,891.69	10,166.67	1,725.02	12,200.00	308.31
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.33	0.67	9,590.00	9,583.33	6.67	11,500.00	1,910.00
Total Reserve Transfers	959.00	958.33	0.67	9,590.00	9,583.33	6.67	11,500.00	1,910.00
Replacement Fund Activity								
Reserves Expenditures								
6550 Building Maintenance	30,430.67	0.00	30,430.67	30,430.67	0.00	30,430.67	0.00	(30,430.67)
Total Reserves Expenditures	30,430.67	0.00	30,430.67	30,430.67	0.00	30,430.67	0.00	(30,430.67)
6101 Reserve Income	(959.00)	0.00	(959.00)	(9,590.00)	0.00	(9,590.00)	0.00	9,590.00
6480 Reserves Interest	(74.79)	0.00	(74.79)	(783.78)	0.00	(783.78)	0.00	783.78
Total Replacement Fund Activity	29,396.88	0.00	29,396.88	20,056.89	0.00	20,056.89	0.00	(20,056.89)
TOTAL EXPENSES	37,453.85	6,843.70	30,610.15	84,827.88	68,437.49	16,390.39	82,125.00	(2,702.88)
NET INCOME (LOSS)	(30,181.67)	16.43	(30,198.10)	(13,412.71)	163.78	(13,576.49)	196.52	
UNEXPENDED (OVER EXPENDED)								13,609.23