Balance Sheet

Thursday April 30, 2009

925 E 8th Ave Condo Assoc

Accrual Accounting Year Starts January 1, 2009

ASSETS		
Operating Cash & Invest		
1005 925 E 8th Ave.	$26,581.23	
1300 Accounts Receivable	$14,797.08	
Total Operating Cash & Invest		$41,378.31
Reserves Cash & Invest		
1021 Reserve - Citywide	$44,699.89	
Total Reserves Cash & Invest		$44,699.89
TOTAL ASSETS		$86,078.20
LIABILITIES		
Current Liabilities		
2010 Accounts Payable	$3,265.74	
2040 Advance Payments	$2,094.00	
Total Current Liabilities		$5,359.74
TOTAL LIABILITIES		$5,359.74
EQUITY		
Current Year Earnings		
Current Year Earnings - Unrestricted	$2,065.15	
Total Current Year Earnings		$2,065.15
Members Equity		
3015 Working Capital	($58,462.51)	
3030 Retained Earnings	$133,224.76	
Total Members Equity		$74,762.25
Restricted Equity		
Current Year Earnings - Restricted	$3,891.06	
Total Restricted Equity		$3,891.06
TOTAL EQUITY		$80,718.46
TOTAL LIABILITIES AND EQUITY		$86,078.20

Unexpended Budget Report

Thursday April 30, 2009

925 E. 8th Ave. 2006 Operating Budget

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2009

	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	26,208.00	26,208.00	0.00	78,624.00	52,416.00
4030 Laundry Income	100.75	145.83	(45.08)	404.25	583.32	(179.07)	1,750.00	1,345.75
4040 Late Fee Income	180.00	41.67	138.33	540.00	166.68	373.32	500.00	(40.00)
4042 Delinquency	0.00	(131.04)	131.04	0.00	(524.16)	524.16	(1,572.48)	(1,572.48)
4300 Legal Fee Income	213.36	0.00	213.36	291.54	0.00	291.54	0.00	(291.54)
4350 Parking Fee	210.00	210.00	0.00	840.00	840.00	0.00	2,520.00	1,680.00
4400 Miscellaneous Income	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
Total Revenues	7,256.11	6,860.13	395.98	28,283.79	27,440.52	843.27	82,321.52	54,037.73
TOTAL INCOME	7,256.11	6,860.13	395.98	28,283.79	27,440.52	843.27	82,321.52	54,037.73
EXPENSES								
Administration								
5010 Management Fee	700.00	700.00	0.00	2,800.00	2,800.00	0.00	8,400.00	5,600.00
5025 Audit	0.00	183.33	(183.33)	2,190.00	733.32	1,456.68	2,200.00	10.00
5048 Insurance	0.00	425.00	(425.00)	0.00	1,700.00	(1,700.00)	5,100.00	5,100.00
5050 Legal Services	319.18	250.00	69.18	568.54	1,000.00	(431.46)	3,000.00	2,431.46
5098 Other Admin Expense	17.07	75.00	(57.93)	141.75	300.00	(158.25)	900.00	758.25
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	83.32	(83.32)	250.00	250.00
5306 Utilities	1,399.13	1,733.33	(334.20)	8,375.35	6,933.32	1,442.03	20,800.00	12,424.65
5411 Property Maintenance	708.39	583.33	125.06	1,515.63	2,333.32	(817.69)	7,000.00	5,484.37
5415 Landscaping Improvement	26.59	41.67	(15.08)	26.59	166.68	(140.09)	500.00	473.41
Total Administration	3,170.36	4,012.49	(842.13)	15,617.86	16,049.96	(432.10)	48,150.00	32,532.14
Utilities								
5312 Telephone	99.11	106.25	(7.14)	394.80	425.00	(30.20)	1,275.00	880.20
5316 Trash Collection	264.99	200.00	64.99	1,247.87	800.00	447.87	2,400.00	1,152.13
5320 Water & Sewer	471.22	333.33	137.89	1,018.61	1,333.32	(314.71)	4,000.00	2,981.39
Total Utilities	835.32	639.58	195.74	2,661.28	2,558.32	102.96	7,675.00	5,013.72
Grounds								
5430 Snow Removal	139.00	200.00	(61.00)	1,008.00	800.00	208.00	2,400.00	1,392.00
5460 Exterminating	0.00	16.67	(16.67)	0.00	66.68	(66.68)	200.00	200.00

Unexpended Budget Report

Thursday April 30, 2009

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

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Grounds	139.00	216.67	(77.67)	1,008.00	866.68	141.32	2,600.00	1,592.00
Buildings								
5610 Building Maintenance	94.50	62.50	32.00	629.50	250.00	379.50	750.00	120.50
5620 Plumbing	0.00	208.33	(208.33)	0.00	833.32	(833.32)	2,500.00	2,500.00
5645 Elevators	299.00	229.17	69.83	866.00	916.68	(50.68)	2,750.00	1,884.00
5650 Roof Maintenance	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
5665 Cleaning/Janitorial	400.00	416.67	(16.67)	1,600.00	1,666.68	(66.68)	5,000.00	3,400.00
Total Buildings	793.50	1,016.67	(223.17)	3,095.50	4,066.68	(971.18)	12,200.00	9,104.50
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.33	0.67	3,836.00	3,833.32	2.68	11,500.00	7,664.00
Total Reserve Transfers	959.00	958.33	0.67	3,836.00	3,833.32	2.68	11,500.00	7,664.00
Replacement Fund Activity								
6101 Reserve Income	(959.00)	0.00	(959.00)	(3,836.00)	0.00	(3,836.00)	0.00	3,836.00
6480 Reserves Interest	(14.07)	0.00	(14.07)	(55.06)	0.00	(55.06)	0.00	55.06
Total Replacement Fund Activity	(973.07)	0.00	(973.07)	(3,891.06)	0.00	(3,891.06)	0.00	3,891.06
TOTAL EXPENSES	4,924.11	6,843.74	(1,919.63)	22,327.58	27,374.96	(5,047.38)	82,125.00	59,797.42
NET INCOME (LOSS)	2,332.00	16.39	2,315.61	5,956.21	65.56	5,890.65	196.52	
UNEXPENDED (OVER EXPENDED)								(5,759.69)