

Balance Sheet

Monday, October 31, 2011

925 E 8th Ave Condo Assoc

Accrual Accounting Year Starts January 1, 2011

ASSETS

Operating Cash & Invest		
1005 925 E 8th Ave.	\$14,258.48	
1300 Accounts Receivable	\$14,891.08	
	Total Operating Cash & Invest	\$29,149.56
Reserves Cash & Invest		
1021 Reserve - Citywide	\$29,725.33	
	Total Reserves Cash & Invest	\$29,725.33
	TOTAL ASSETS	<u>\$58,874.89</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$2,000.72	
2040 Advance Payments	\$4,421.59	
	Total Current Liabilities	\$6,422.31
	TOTAL LIABILITIES	<u>\$6,422.31</u>

EQUITY

Current Year Earnings		
Current Year Earnings - Unrestricted	\$668.33	
	Total Current Year Earnings	\$668.33
Members Equity		
3015 Working Capital	(\$50,212.98)	
3030 Retained Earnings	\$102,607.90	
	Total Members Equity	\$52,394.92
Restricted Equity		
Current Year Earnings - Restricted	(\$610.67)	
	Total Restricted Equity	(\$610.67)
	TOTAL EQUITY	<u>\$52,452.58</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$58,874.89</u>

Unexpended Budget Report

Monday, October 31, 2011

925 E. 8th Ave. 2010 Operating Budget

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2011

	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	122.06	145.83	(23.77)	1,345.80	1,458.33	(112.53)	1,750.00	404.20
4040 Late Fee Income	80.00	41.67	38.33	620.00	416.67	203.33	500.00	(120.00)
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	150.00	0.00	150.00	0.00	(150.00)
4300 Legal Fee Income	0.00	0.00	0.00	146.00	0.00	146.00	0.00	(146.00)
4350 Parking Fee	210.00	210.00	0.00	2,100.00	2,100.00	0.00	2,520.00	420.00
Total Revenues	6,964.06	6,818.46	145.60	69,881.80	68,184.60	1,697.20	81,821.52	11,939.72
TOTAL INCOME	6,964.06	6,818.46	145.60	69,881.80	68,184.60	1,697.20	81,821.52	11,939.72
EXPENSES								
Administration								
5010 Management Fee	750.00	725.00	25.00	7,475.00	7,250.00	225.00	8,700.00	1,225.00
5025 Audit	0.00	175.00	(175.00)	2,245.00	1,750.00	495.00	2,100.00	(145.00)
5045 Income Taxes	0.00	0.00	0.00	(1.64)	0.00	(1.64)	0.00	1.64
5048 Insurance	1,000.00	416.66	583.34	2,191.50	4,166.67	(1,975.17)	5,000.00	2,808.50
5050 Legal Services	295.00	208.33	86.67	754.95	2,083.33	(1,328.38)	2,500.00	1,745.05
5098 Other Admin Expense	66.12	75.00	(8.88)	461.72	750.00	(288.28)	900.00	438.28
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	208.33	(208.33)	250.00	250.00
5306 Utilities	1,135.28	1,333.33	(198.05)	12,800.98	13,333.33	(532.35)	16,000.00	3,199.02
5411 Property Maintenance	497.94	833.33	(335.39)	7,808.50	8,333.33	(524.83)	10,000.00	2,191.50
5415 Landscaping Improvement	195.00	125.00	70.00	1,282.24	1,250.00	32.24	1,500.00	217.76
Total Administration	3,939.34	3,912.48	26.86	35,018.25	39,124.99	(4,106.74)	46,950.00	11,931.75
Utilities								
5312 Telephone	97.85	100.00	(2.15)	974.31	1,000.00	(25.69)	1,200.00	225.69
5316 Trash Collection	348.51	275.00	73.51	3,364.35	2,750.00	614.35	3,300.00	(64.35)
5320 Water & Sewer	517.53	341.66	175.87	4,050.59	3,416.67	633.92	4,100.00	49.41
Total Utilities	963.89	716.66	247.23	8,389.25	7,166.67	1,222.58	8,600.00	210.75
Grounds								
5430 Snow Removal	0.00	250.00	(250.00)	2,764.50	2,500.00	264.50	3,000.00	235.50

Unexpended Budget Report

Monday, October 31, 2011

925 E. 8th Ave. 2010 Operating Budget (Continued)

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Grounds (Continued)								
5460 Exterminating	0.00	16.66	(16.66)	0.00	166.67	(166.67)	200.00	200.00
Total Grounds	0.00	266.66	(266.66)	2,764.50	2,666.67	97.83	3,200.00	435.50
Buildings								
5610 Building Maintenance	94.50	208.33	(113.83)	2,790.40	2,083.33	707.07	2,500.00	(290.40)
5620 Plumbing	0.00	83.33	(83.33)	2,419.60	833.33	1,586.27	1,000.00	(1,419.60)
5645 Elevators	584.51	208.33	376.18	3,611.82	2,083.33	1,528.49	2,500.00	(1,111.82)
5650 Roof Maintenance	0.00	83.33	(83.33)	0.00	833.33	(833.33)	1,000.00	1,000.00
5665 Cleaning/Janitorial	489.95	416.66	73.29	4,629.65	4,166.67	462.98	5,000.00	370.35
Total Buildings	1,168.96	999.98	168.98	13,451.47	9,999.99	3,451.48	12,000.00	(1,451.47)
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								
6515 Elevator	0.00	0.00	0.00	1,752.03	0.00	1,752.03	0.00	(1,752.03)
6550 Building Maintenance	0.00	0.00	0.00	8,504.42	0.00	8,504.42	0.00	(8,504.42)
Total Reserves Expenditures	0.00	0.00	0.00	10,256.45	0.00	10,256.45	0.00	(10,256.45)
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	(4.60)	0.00	(4.60)	(55.78)	0.00	(55.78)	0.00	55.78
Total Replacement Fund Activity	(963.60)	0.00	(963.60)	610.67	0.00	610.67	0.00	(610.67)
TOTAL EXPENSES	6,067.59	6,854.11	(786.52)	69,824.14	68,541.65	1,282.49	82,250.00	12,425.86
NET INCOME (LOSS)	896.47	(35.65)	932.12	57.66	(357.05)	414.71	(428.48)	
UNEXPENDED (OVER EXPENDED)								(486.14)