

# Balance Sheet

Saturday, August 31, 2013

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2013

## ASSETS

|                                                   |                               |             |                    |
|---------------------------------------------------|-------------------------------|-------------|--------------------|
| Operating Cash & Invest<br>1005 925 E 8th Ave.    |                               | \$25,735.48 |                    |
|                                                   | Total Operating Cash & Invest |             | \$25,735.48        |
| Reserves Cash & Invest<br>1021 Reserve - Citywide |                               | \$16,077.74 |                    |
|                                                   | Total Reserves Cash & Invest  |             | \$16,077.74        |
|                                                   | TOTAL ASSETS                  |             | <u>\$41,813.22</u> |

## LIABILITIES

|                                          |                           |        |               |
|------------------------------------------|---------------------------|--------|---------------|
| Current Liabilities<br>2150 Open Credits |                           | \$4.00 |               |
|                                          | Total Current Liabilities |        | \$4.00        |
|                                          | TOTAL LIABILITIES         |        | <u>\$4.00</u> |

## EQUITY

|                                                               |                              |             |                    |
|---------------------------------------------------------------|------------------------------|-------------|--------------------|
| Current Year Earnings<br>Current Year Earnings - Unrestricted |                              | \$3,369.89  |                    |
|                                                               | Total Current Year Earnings  |             | \$3,369.89         |
| Members Equity<br>3015 Working Capital                        |                              | \$14,122.02 |                    |
| 3030 Retained Earnings                                        |                              | \$21,408.93 |                    |
|                                                               | Total Members Equity         |             | \$35,530.95        |
| Restricted Equity<br>Current Year Earnings - Restricted       |                              | \$2,908.38  |                    |
|                                                               | Total Restricted Equity      |             | \$2,908.38         |
|                                                               | TOTAL EQUITY                 |             | <u>\$41,809.22</u> |
|                                                               | TOTAL LIABILITIES AND EQUITY |             | <u>\$41,813.22</u> |

# Unexpended Budget Report

Saturday, August 31, 2013

## 925 E. 8th Ave. 2013 Operating Budget

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2013

|                              | Month To Date   |                 |               | Year To Date     |                  |                 | Annual Budget    |                  |
|------------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|------------------|------------------|
|                              | Actual          | Budget          | Variance      | Actual           | Budget           | Variance        | Budget           | Unexpended       |
| <b>INCOME</b>                |                 |                 |               |                  |                  |                 |                  |                  |
| Revenues                     |                 |                 |               |                  |                  |                 |                  |                  |
| 4010 Dues                    | 6,552.00        | 6,552.00        | 0.00          | 52,416.00        | 52,416.00        | 0.00            | 78,624.00        | 26,208.00        |
| 4030 Laundry Income          | 131.18          | 145.83          | (14.65)       | 1,213.89         | 1,166.66         | 47.23           | 1,750.00         | 536.11           |
| 4040 Late Fee Income         | 80.00           | 41.67           | 38.33         | 540.00           | 333.34           | 206.66          | 500.00           | (40.00)          |
| 4042 Delinquency             | 0.00            | (131.04)        | 131.04        | 0.00             | (1,048.32)       | 1,048.32        | (1,572.48)       | (1,572.48)       |
| 4250 NSF Fee                 | 0.00            | 0.00            | 0.00          | 28.00            | 0.00             | 28.00           | 0.00             | (28.00)          |
| 4300 Legal Fee Income        | 0.00            | 0.00            | 0.00          | 1,862.14         | 0.00             | 1,862.14        | 0.00             | (1,862.14)       |
| 4350 Parking Fee             | 210.00          | 210.00          | 0.00          | 1,680.00         | 1,680.00         | 0.00            | 2,520.00         | 840.00           |
| 4400 Miscellaneous Income    | 0.00            | 0.00            | 0.00          | 175.00           | 0.00             | 175.00          | 0.00             | (175.00)         |
| Total Revenues               | 6,973.18        | 6,818.46        | 154.72        | 57,915.03        | 54,547.68        | 3,367.35        | 81,821.52        | 23,906.49        |
| <b>TOTAL INCOME</b>          | <b>6,973.18</b> | <b>6,818.46</b> | <b>154.72</b> | <b>57,915.03</b> | <b>54,547.68</b> | <b>3,367.35</b> | <b>81,821.52</b> | <b>23,906.49</b> |
| <b>EXPENSES</b>              |                 |                 |               |                  |                  |                 |                  |                  |
| Administration               |                 |                 |               |                  |                  |                 |                  |                  |
| 5010 Management Fee          | 750.00          | 725.00          | 25.00         | 6,000.00         | 5,800.00         | 200.00          | 8,700.00         | 2,700.00         |
| 5025 Audit                   | 0.00            | 175.00          | (175.00)      | 1,830.00         | 1,400.00         | 430.00          | 2,100.00         | 270.00           |
| 5048 Insurance               | 0.00            | 416.66          | (416.66)      | 2,578.50         | 3,333.34         | (754.84)        | 5,000.00         | 2,421.50         |
| 5050 Legal Services          | 288.00          | 208.33          | 79.67         | 1,259.07         | 1,666.66         | (407.59)        | 2,500.00         | 1,240.93         |
| 5098 Other Admin Expense     | 86.08           | 75.00           | 11.08         | 568.34           | 600.00           | (31.66)         | 900.00           | 331.66           |
| 5099 Miscellaneous           | 0.00            | 20.83           | (20.83)       | 0.00             | 166.66           | (166.66)        | 250.00           | 250.00           |
| 5306 Utilities               | 667.34          | 1,333.33        | (665.99)      | 5,832.70         | 10,666.66        | (4,833.96)      | 16,000.00        | 10,167.30        |
| 5411 Property Maintenance    | 385.00          | 833.33          | (448.33)      | 3,573.05         | 6,666.66         | (3,093.61)      | 10,000.00        | 6,426.95         |
| 5415 Landscaping Improvement | 413.75          | 125.00          | 288.75        | 1,721.00         | 1,000.00         | 721.00          | 1,500.00         | (221.00)         |
| Total Administration         | 2,590.17        | 3,912.48        | (1,322.31)    | 23,362.66        | 31,299.98        | (7,937.32)      | 46,950.00        | 23,587.34        |
| Utilities                    |                 |                 |               |                  |                  |                 |                  |                  |
| 5312 Telephone               | 105.08          | 100.00          | 5.08          | 803.21           | 800.00           | 3.21            | 1,200.00         | 396.79           |
| 5316 Trash Collection        | 449.20          | 275.00          | 174.20        | 3,530.70         | 2,200.00         | 1,330.70        | 3,300.00         | (230.70)         |
| 5320 Water & Sewer           | 546.36          | 341.66          | 204.70        | 4,166.30         | 2,733.34         | 1,432.96        | 4,100.00         | (66.30)          |
| Total Utilities              | 1,100.64        | 716.66          | 383.98        | 8,500.21         | 5,733.34         | 2,766.87        | 8,600.00         | 99.79            |
| Grounds                      |                 |                 |               |                  |                  |                 |                  |                  |
| 5430 Snow Removal            | 0.00            | 250.00          | (250.00)      | 2,914.75         | 2,000.00         | 914.75          | 3,000.00         | 85.25            |

# Unexpended Budget Report

Saturday, August 31, 2013

## 925 E. 8th Ave. 2013 Operating Budget (Continued)

925 E 8th Ave Condo Assoc Accrual Accounting Year Starts January 1, 2013

|                                 | 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         | 133.34    | (133.34)   | 200.00        | 200.00     |
| Total Grounds                   | 0.00          | 266.66   | (266.66)   | 2,914.75     | 2,133.34  | 781.41     | 3,200.00      | 285.25     |
| Buildings                       |               |          |            |              |           |            |               |            |
| 5610 Building Maintenance       | 169.70        | 208.33   | (38.63)    | 1,033.89     | 1,666.66  | (632.77)   | 2,500.00      | 1,466.11   |
| 5620 Plumbing                   | 566.59        | 83.33    | 483.26     | 4,650.09     | 666.66    | 3,983.43   | 1,000.00      | (3,650.09) |
| 5645 Elevators                  | 203.44        | 208.33   | (4.89)     | 1,807.52     | 1,666.66  | 140.86     | 2,500.00      | 692.48     |
| 5650 Roof Maintenance           | 0.00          | 83.33    | (83.33)    | 379.24       | 666.66    | (287.42)   | 1,000.00      | 620.76     |
| 5665 Cleaning/Janitorial        | 400.00        | 416.66   | (16.66)    | 3,200.00     | 3,333.34  | (133.34)   | 5,000.00      | 1,800.00   |
| Total Buildings                 | 1,339.73      | 999.98   | 339.75     | 11,070.74    | 7,999.98  | 3,070.76   | 12,000.00     | 929.26     |
| Reserve Transfers               |               |          |            |              |           |            |               |            |
| 6100 Transfer to Reserves       | 959.00        | 958.33   | 0.67       | 7,672.00     | 7,666.66  | 5.34       | 11,500.00     | 3,828.00   |
| Total Reserve Transfers         | 959.00        | 958.33   | 0.67       | 7,672.00     | 7,666.66  | 5.34       | 11,500.00     | 3,828.00   |
| Replacement Fund Activity       |               |          |            |              |           |            |               |            |
| Reserves Expenditures           |               |          |            |              |           |            |               |            |
| 6570 Water Loss                 | 0.00          | 0.00     | 0.00       | 4,773.89     | 0.00      | 4,773.89   | 0.00          | (4,773.89) |
| Total Reserves Expenditures     | 0.00          | 0.00     | 0.00       | 4,773.89     | 0.00      | 4,773.89   | 0.00          | (4,773.89) |
| 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          | (1.44)        | 0.00     | (1.44)     | (10.27)      | 0.00      | (10.27)    | 0.00          | 10.27      |
| Total Replacement Fund Activity | (960.44)      | 0.00     | (960.44)   | (2,908.38)   | 0.00      | (2,908.38) | 0.00          | 2,908.38   |
| TOTAL EXPENSES                  | 5,029.10      | 6,854.11 | (1,825.01) | 50,611.98    | 54,833.30 | (4,221.32) | 82,250.00     | 31,638.02  |
| NET INCOME (LOSS)               | 1,944.08      | (35.65)  | 1,979.73   | 7,303.05     | (285.62)  | 7,588.67   | (428.48)      |            |
| UNEXPENDED (OVER EXPENDED)      |               |          |            |              |           |            |               | (7,731.53) |