

Balance Sheet

Monday, March 31, 2014

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$9,197.76	
	Total Operating Cash & Invest		\$9,197.76
Reserves Cash & Invest 1021 Reserve - Citywide		\$32,811.06	
	Total Reserves Cash & Invest		\$32,811.06
	TOTAL ASSETS		<u>\$42,008.82</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		(\$725.95)	
	Total Current Year Earnings		(\$725.95)
Members Equity 3015 Working Capital		\$14,122.02	
3030 Retained Earnings		\$25,724.07	
	Total Members Equity		\$39,846.09
Restricted Equity Current Year Earnings - Restricted		\$2,888.68	
	Total Restricted Equity		\$2,888.68
	TOTAL EQUITY		<u>\$42,008.82</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$42,008.82</u>

Unexpended Budget Report

Monday, March 31, 2014

925 E. 8th Ave. 2014 Operating Budget

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	6,470.00	6,948.00	(478.00)	21,260.14	20,844.00	416.14	83,376.00	62,115.86
4030 Laundry Income	172.13	145.83	26.30	488.26	437.49	50.77	1,750.00	1,261.74
4040 Late Fee Income	47.00	41.67	5.33	238.00	125.01	112.99	500.00	262.00
4042 Delinquency	0.00	(138.96)	138.96	0.00	(416.88)	416.88	(1,667.52)	(1,667.52)
4300 Legal Fee Income	306.00	0.00	306.00	600.00	0.00	600.00	0.00	(600.00)
4350 Parking Fee	375.00	350.00	25.00	1,067.00	1,050.00	17.00	4,200.00	3,133.00
4400 Miscellaneous Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4600 Covenant Violation	257.00	0.00	257.00	257.00	0.00	257.00	0.00	(257.00)
Total Revenues	7,627.13	7,346.54	280.59	23,960.40	22,039.62	1,920.78	88,158.48	64,198.08
TOTAL INCOME	7,627.13	7,346.54	280.59	23,960.40	22,039.62	1,920.78	88,158.48	64,198.08
EXPENSES								
Administration								
5010 Management Fee	750.00	775.00	(25.00)	2,250.00	2,325.00	(75.00)	9,300.00	7,050.00
5025 Audit	0.00	158.33	(158.33)	0.00	474.99	(474.99)	1,900.00	1,900.00
5048 Insurance	0.00	466.67	(466.67)	0.00	1,400.01	(1,400.01)	5,600.00	5,600.00
5050 Legal Services	457.00	166.67	290.33	790.00	500.01	289.99	2,000.00	1,210.00
5098 Other Admin Expense	56.57	75.00	(18.43)	267.39	225.00	42.39	900.00	632.61
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00
5306 Utilities	1,929.21	1,166.67	762.54	5,635.70	3,500.01	2,135.69	14,000.00	8,364.30
5411 Property Maintenance	1,131.48	650.00	481.48	3,219.45	1,950.00	1,269.45	7,800.00	4,580.55
5415 Landscaping Maintenance	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00	2,000.00
Total Administration	4,324.26	3,645.84	678.42	12,162.54	10,937.52	1,225.02	43,750.00	31,587.46
Utilities								
5312 Telephone	103.87	100.00	3.87	311.57	300.00	11.57	1,200.00	888.43
5316 Trash Collection	517.66	416.67	100.99	1,546.16	1,250.01	296.15	5,000.00	3,453.84
5320 Water & Sewer	427.24	458.33	(31.09)	1,355.43	1,374.99	(19.56)	5,500.00	4,144.57
Total Utilities	1,048.77	975.00	73.77	3,213.16	2,925.00	288.16	11,700.00	8,486.84
Grounds								
5430 Snow Removal	640.00	416.67	223.33	3,979.25	1,250.01	2,729.24	5,000.00	1,020.75

Unexpended Budget Report

Monday, March 31, 2014

925 E. 8th Ave. 2014 Operating Budget (Continued)

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Grounds (Continued)								
5460 Exterminating	0.00	16.67	(16.67)	0.00	50.01	(50.01)	200.00	200.00
Total Grounds	640.00	433.34	206.66	3,979.25	1,300.02	2,679.23	5,200.00	1,220.75
Buildings								
5610 Building Maintenance	0.00	166.67	(166.67)	60.00	500.01	(440.01)	2,000.00	1,940.00
5620 Plumbing	0.00	416.67	(416.67)	387.00	1,250.01	(863.01)	5,000.00	4,613.00
5645 Elevators	788.32	216.67	571.65	1,207.40	650.01	557.39	2,600.00	1,392.60
5650 Roof Maintenance	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
5665 Cleaning/Janitorial	0.00	416.67	(416.67)	800.00	1,250.01	(450.01)	5,000.00	4,200.00
Total Buildings	788.32	1,300.01	(511.69)	2,454.40	3,900.03	(1,445.63)	15,600.00	13,145.60
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.33	0.67	2,877.00	2,874.99	2.01	11,500.00	8,623.00
Total Reserve Transfers	959.00	958.33	0.67	2,877.00	2,874.99	2.01	11,500.00	8,623.00
Replacement Fund Activity								
6101 Reserve Income	(959.00)	0.00	(959.00)	(2,877.00)	0.00	(2,877.00)	0.00	2,877.00
6480 Reserves Interest	(3.90)	0.00	(3.90)	(11.68)	0.00	(11.68)	0.00	11.68
Total Replacement Fund Activity	(962.90)	0.00	(962.90)	(2,888.68)	0.00	(2,888.68)	0.00	2,888.68
TOTAL EXPENSES	6,797.45	7,312.52	(515.07)	21,797.67	21,937.56	(139.89)	87,750.00	65,952.33
NET INCOME (LOSS)	829.68	34.02	795.66	2,162.73	102.06	2,060.67	408.48	
UNEXPENDED (OVER EXPENDED)								(1,754.25)