

Balance Sheet

Tuesday, September 30, 2014

925 E 8th Ave Condo Assoc

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest		
1005 925 E 8th Ave.	\$6,843.26	
1300 Accounts Receivable	\$18,557.43	
Total Operating Cash & Invest		\$25,400.69
Reserves Cash & Invest		
1021 Reserve - Citywide	\$22,015.92	
1750 Due from Operating	\$8,400.00	
Total Reserves Cash & Invest		\$30,415.92
TOTAL ASSETS		<u>\$55,816.61</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$2,787.48	
2040 Advance Payments	\$1,698.59	
2770 Due to Reserves	\$8,400.00	
Total Current Liabilities		\$12,886.07
TOTAL LIABILITIES		<u>\$12,886.07</u>

EQUITY

Current Year Earnings		
Current Year Earnings - Unrestricted	(\$10,256.69)	
Total Current Year Earnings		(\$10,256.69)
Members Equity		
3015 Working Capital	(\$59,930.98)	
3030 Retained Earnings	\$112,624.67	
Total Members Equity		\$52,693.69
Restricted Equity		
Current Year Earnings - Restricted	\$493.54	
Total Restricted Equity		\$493.54
TOTAL EQUITY		<u>\$42,930.54</u>
TOTAL LIABILITIES AND EQUITY		<u>\$55,816.61</u>

Unexpended Budget Report

Tuesday, September 30, 2014

925 E. 8th Ave. 2014 Operating Budget

925 E 8th Ave Condo Assoc Accrual 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	6,948.00	6,948.00	0.00	62,532.00	62,532.00	0.00	83,376.00	20,844.00
4030 Laundry Income	187.43	145.84	41.59	1,439.68	1,312.50	127.18	1,750.00	310.32
4040 Late Fee Income	60.00	41.66	18.34	591.00	375.00	216.00	500.00	(91.00)
4042 Delinquency	0.00	(138.96)	138.96	0.00	(1,250.64)	1,250.64	(1,667.52)	(1,667.52)
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	1,001.00	0.00	1,001.00	0.00	(1,001.00)
4350 Parking Fee	350.00	350.00	0.00	3,150.00	3,150.00	0.00	4,200.00	1,050.00
4400 Miscellaneous Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4600 Covenant Violation	0.00	0.00	0.00	257.00	0.00	257.00	0.00	(257.00)
Total Revenues	7,545.43	7,346.54	198.89	69,170.68	66,118.86	3,051.82	88,158.48	18,987.80
TOTAL INCOME	7,545.43	7,346.54	198.89	69,170.68	66,118.86	3,051.82	88,158.48	18,987.80
EXPENSES								
Administration								
5010 Management Fee	750.00	775.00	(25.00)	6,750.00	6,975.00	(225.00)	9,300.00	2,550.00
5025 Audit	0.00	158.34	(158.34)	1,830.00	1,425.00	405.00	1,900.00	70.00
5048 Insurance	13,712.36	466.67	13,245.69	13,712.36	4,200.01	9,512.35	5,600.00	(8,112.36)
5050 Legal Services	64.00	166.67	(102.67)	1,033.00	1,500.01	(467.01)	2,000.00	967.00
5098 Other Admin Expense	58.08	75.00	(16.92)	598.84	675.00	(76.16)	900.00	301.16
5099 Miscellaneous	0.00	20.84	(20.84)	0.00	187.50	(187.50)	250.00	250.00
5306 Utilities	1,041.68	1,166.67	(124.99)	11,659.25	10,500.01	1,159.24	14,000.00	2,340.75
5411 Property Maintenance	423.86	650.00	(226.14)	3,711.80	5,850.00	(2,138.20)	7,800.00	4,088.20
5415 Landscaping Maintenance	302.50	166.67	135.83	2,344.71	1,500.01	844.70	2,000.00	(344.71)
Total Administration	16,352.48	3,645.86	12,706.62	41,639.96	32,812.54	8,827.42	43,750.00	2,110.04
Utilities								
5312 Telephone	105.51	100.00	5.51	939.49	900.00	39.49	1,200.00	260.51
5316 Trash Collection	0.00	416.67	(416.67)	4,144.74	3,750.01	394.73	5,000.00	855.26
5320 Water & Sewer	543.90	458.34	85.56	4,776.58	4,125.00	651.58	5,500.00	723.42
Total Utilities	649.41	975.01	(325.60)	9,860.81	8,775.01	1,085.80	11,700.00	1,839.19
Grounds								

Unexpended Budget Report

Tuesday, September 30, 2014

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

925 E 8th Ave Condo Assoc Accrual 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)								
5430 Snow Removal	0.00	416.67	(416.67)	3,829.25	3,750.01	79.24	5,000.00	1,170.75
5460 Exterminating	0.00	16.67	(16.67)	170.00	150.01	19.99	200.00	30.00
Total Grounds	0.00	433.34	(433.34)	3,999.25	3,900.02	99.23	5,200.00	1,200.75
Buildings								
5610 Building Maintenance	30.00	166.67	(136.67)	352.37	1,500.01	(1,147.64)	2,000.00	1,647.63
5620 Plumbing	387.00	416.67	(29.67)	8,629.34	3,750.01	4,879.33	5,000.00	(3,629.34)
5645 Elevators	209.54	216.67	(7.13)	2,464.64	1,950.01	514.63	2,600.00	135.36
5650 Roof Maintenance	250.00	83.34	166.66	250.00	750.00	(500.00)	1,000.00	750.00
5665 Cleaning/Janitorial	400.00	416.67	(16.67)	3,600.00	3,750.01	(150.01)	5,000.00	1,400.00
Total Buildings	1,276.54	1,300.02	(23.48)	15,296.35	11,700.04	3,596.31	15,600.00	303.65
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.34	0.66	8,631.00	8,625.00	6.00	11,500.00	2,869.00
Total Reserve Transfers	959.00	958.34	0.66	8,631.00	8,625.00	6.00	11,500.00	2,869.00
Replacement Fund Activity								
Reserves Expenditures								
6520 Roof Replacement	5,174.00	0.00	5,174.00	8,174.00	0.00	8,174.00	0.00	(8,174.00)
Total Reserves Expenditures	5,174.00	0.00	5,174.00	8,174.00	0.00	8,174.00	0.00	(8,174.00)
6101 Reserve Income	(959.00)	0.00	(959.00)	(8,631.00)	0.00	(8,631.00)	0.00	8,631.00
6480 Reserves Interest	(2.56)	0.00	(2.56)	(36.54)	0.00	(36.54)	0.00	36.54
Total Replacement Fund Activity	4,212.44	0.00	4,212.44	(493.54)	0.00	(493.54)	0.00	493.54
TOTAL EXPENSES	23,449.87	7,312.57	16,137.30	78,933.83	65,812.61	13,121.22	87,750.00	8,816.17
NET INCOME (LOSS)	(15,904.44)	33.97	(15,938.41)	(9,763.15)	306.25	(10,069.40)	408.48	
UNEXPENDED (OVER EXPENDED)								10,171.63