

Balance Sheet

Wednesday, December 31, 2014

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$13,092.69	
	Total Operating Cash & Invest		\$13,092.69
Reserves Cash & Invest 1021 Reserve - Citywide		\$22,906.50	
1750 Due from Operating		\$8,400.00	
	Total Reserves Cash & Invest		\$31,306.50
	TOTAL ASSETS		<u>\$44,399.19</u>

LIABILITIES

Current Liabilities 2770 Due to Reserves		\$8,400.00	
	Total Current Liabilities		\$8,400.00
	TOTAL LIABILITIES		<u>\$8,400.00</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		(\$5,231.02)	
	Total Current Year Earnings		(\$5,231.02)
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		\$1,384.12	
	Total Restricted Equity		\$1,384.12
	TOTAL EQUITY		<u>\$35,999.19</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$44,399.19</u>

Unexpended Budget Report

Wednesday, December 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	8,208.00	6,948.00	1,260.00	84,580.14	83,376.00	1,204.14	83,376.00	(1,204.14)
4030 Laundry Income	211.05	145.83	65.22	1,954.71	1,750.00	204.71	1,750.00	(204.71)
4040 Late Fee Income	97.00	41.67	55.33	814.00	500.00	314.00	500.00	(314.00)
4042 Delinquency	0.00	(138.96)	138.96	0.00	(1,667.52)	1,667.52	(1,667.52)	(1,667.52)
4105 Move In/Out Fee	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
4300 Legal Fee Income	0.00	0.00	0.00	1,450.00	0.00	1,450.00	0.00	(1,450.00)
4350 Parking Fee	348.00	350.00	(2.00)	4,312.00	4,200.00	112.00	4,200.00	(112.00)
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	8,864.05	7,346.54	1,517.51	93,717.85	88,158.48	5,559.37	88,158.48	(5,559.37)
TOTAL INCOME	8,864.05	7,346.54	1,517.51	93,717.85	88,158.48	5,559.37	88,158.48	(5,559.37)
EXPENSES								
Administration								
5010 Management Fee	750.00	775.00	(25.00)	9,000.00	9,300.00	(300.00)	9,300.00	300.00
5025 Audit	0.00	158.33	(158.33)	1,830.00	1,900.00	(70.00)	1,900.00	70.00
5048 Insurance	(225.00)	466.66	(691.66)	13,315.36	5,600.00	7,715.36	5,600.00	(7,715.36)
5050 Legal Services	42.70	166.66	(123.96)	1,188.70	2,000.00	(811.30)	2,000.00	811.30
5098 Other Admin Expense	202.47	75.00	127.47	1,030.86	900.00	130.86	900.00	(130.86)
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	250.00	(250.00)	250.00	250.00
5306 Utilities	1,640.09	1,166.66	473.43	16,329.03	14,000.00	2,329.03	14,000.00	(2,329.03)
5411 Property Maintenance	1,953.00	650.00	1,303.00	7,492.77	7,800.00	(307.23)	7,800.00	307.23
5415 Landscaping Maintenance	0.00	166.66	(166.66)	2,715.96	2,000.00	715.96	2,000.00	(715.96)
Total Administration	4,363.26	3,645.80	717.46	52,902.68	43,750.00	9,152.68	43,750.00	(9,152.68)
Utilities								
5312 Telephone	105.60	100.00	5.60	1,256.30	1,200.00	56.30	1,200.00	(56.30)
5316 Trash Collection	246.15	416.66	(170.51)	4,783.60	5,000.00	(216.40)	5,000.00	216.40
5320 Water & Sewer	461.10	458.33	2.77	6,304.61	5,500.00	804.61	5,500.00	(804.61)
Total Utilities	812.85	974.99	(162.14)	12,344.51	11,700.00	644.51	11,700.00	(644.51)
Grounds								

Unexpended Budget Report

Wednesday, December 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)								
5430 Snow Removal	205.50	416.66	(211.16)	4,412.25	5,000.00	(587.75)	5,000.00	587.75
5460 Exterminating	0.00	16.66	(16.66)	170.00	200.00	(30.00)	200.00	30.00
Total Grounds	205.50	433.32	(227.82)	4,582.25	5,200.00	(617.75)	5,200.00	617.75
Buildings								
5610 Building Maintenance	0.00	166.66	(166.66)	382.37	2,000.00	(1,617.63)	2,000.00	1,617.63
5620 Plumbing	289.00	416.66	(127.66)	10,095.34	5,000.00	5,095.34	5,000.00	(5,095.34)
5645 Elevators	0.00	216.66	(216.66)	2,883.72	2,600.00	283.72	2,600.00	(283.72)
5650 Roof Maintenance	0.00	83.33	(83.33)	250.00	1,000.00	(750.00)	1,000.00	750.00
5665 Cleaning/Janitorial	0.00	416.66	(416.66)	4,000.00	5,000.00	(1,000.00)	5,000.00	1,000.00
Total Buildings	289.00	1,299.97	(1,010.97)	17,611.43	15,600.00	2,011.43	15,600.00	(2,011.43)
Reserve Transfers								
6100 Transfer to Reserves	959.00	958.33	0.67	11,508.00	11,500.00	8.00	11,500.00	(8.00)
Total Reserve Transfers	959.00	958.33	0.67	11,508.00	11,500.00	8.00	11,500.00	(8.00)
Replacement Fund Activity								
Reserves Expenditures								
6520 Roof Replacement	0.00	0.00	0.00	8,174.00	0.00	8,174.00	0.00	(8,174.00)
6555 Building Maintenance	0.00	0.00	0.00	1,992.00	0.00	1,992.00	0.00	(1,992.00)
Total Reserves Expenditures	0.00	0.00	0.00	10,166.00	0.00	10,166.00	0.00	(10,166.00)
6101 Reserve Income	(959.00)	0.00	(959.00)	(11,508.00)	0.00	(11,508.00)	0.00	11,508.00
6480 Reserves Interest	(1.84)	0.00	(1.84)	(42.12)	0.00	(42.12)	0.00	42.12
Total Replacement Fund Activity	(960.84)	0.00	(960.84)	(1,384.12)	0.00	(1,384.12)	0.00	1,384.12
TOTAL EXPENSES	5,668.77	7,312.41	(1,643.64)	97,564.75	87,750.00	9,814.75	87,750.00	(9,814.75)
NET INCOME (LOSS)	3,195.28	34.13	3,161.15	(3,846.90)	408.48	(4,255.38)	408.48	
UNEXPENDED (OVER EXPENDED)								4,255.38