

Balance Sheet

Thursday, April 30, 2015

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$14,384.41	
	Total Operating Cash & Invest		\$14,384.41
Reserves Cash & Invest 1021 Reserve - Citywide		\$22,234.18	
	Total Reserves Cash & Invest		\$22,234.18
	TOTAL ASSETS		<u>\$36,618.59</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		\$1,291.72	
	Total Current Year Earnings		\$1,291.72
Members Equity 3015 Working Capital		\$9,924.02	
3030 Retained Earnings		\$26,075.17	
	Total Members Equity		\$35,999.19
Restricted Equity Current Year Earnings - Restricted		(\$672.32)	
	Total Restricted Equity		(\$672.32)
	TOTAL EQUITY		<u>\$36,618.59</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$36,618.59</u>

Unexpended Budget Report

Thursday, April 30, 2015

925 E. 8th Ave. 2014 Operating Budget

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4010 Dues	8,245.00	7,800.00	445.00	30,333.00	31,200.00	(867.00)	93,600.00	63,267.00
4030 Laundry Income	321.08	145.83	175.25	711.57	583.32	128.25	1,750.00	1,038.43
4040 Late Fee Income	80.00	62.50	17.50	140.00	250.00	(110.00)	750.00	610.00
4105 Move In/Out Fee	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
4300 Legal Fee Income	0.00	125.00	(125.00)	20.00	500.00	(480.00)	1,500.00	1,480.00
4350 Parking Fee	450.00	350.00	100.00	1,328.00	1,400.00	(72.00)	4,200.00	2,872.00
4400 Miscellaneous Income	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
Total Revenues	9,246.08	8,483.33	762.75	32,687.57	33,933.32	(1,245.75)	101,800.00	69,112.43
TOTAL INCOME	9,246.08	8,483.33	762.75	32,687.57	33,933.32	(1,245.75)	101,800.00	69,112.43
EXPENSES								
Administration								
5010 Management Fee	800.00	800.00	0.00	3,200.00	3,200.00	0.00	9,600.00	6,400.00
5025 Audit	0.00	158.33	(158.33)	1,830.00	633.32	1,196.68	1,900.00	70.00
5048 Insurance	0.00	1,208.33	(1,208.33)	0.00	4,833.32	(4,833.32)	14,500.00	14,500.00
5050 Legal Services	0.00	166.67	(166.67)	20.00	666.68	(646.68)	2,000.00	1,980.00
5098 Other Admin Expense	185.67	79.17	106.50	677.06	316.68	360.38	950.00	272.94
5099 Miscellaneous	0.00	20.83	(20.83)	0.00	83.32	(83.32)	250.00	250.00
5306 Utilities	1,327.06	1,416.67	(89.61)	7,147.44	5,666.68	1,480.76	17,000.00	9,852.56
5411 Property Maintenance	0.00	650.00	(650.00)	0.00	2,600.00	(2,600.00)	7,800.00	7,800.00
5415 Landscaping Maintenance	0.00	208.33	(208.33)	250.00	833.32	(583.32)	2,500.00	2,250.00
Total Administration	2,312.73	4,708.33	(2,395.60)	13,124.50	18,833.32	(5,708.82)	56,500.00	43,375.50
Utilities								
5312 Telephone	105.80	108.33	(2.53)	422.86	433.32	(10.46)	1,300.00	877.14
5316 Trash Collection	246.15	479.17	(233.02)	984.60	1,916.68	(932.08)	5,750.00	4,765.40
5320 Water & Sewer	443.90	541.67	(97.77)	1,754.56	2,166.68	(412.12)	6,500.00	4,745.44
Total Utilities	795.85	1,129.17	(333.32)	3,162.02	4,516.68	(1,354.66)	13,550.00	10,387.98
Grounds								
5430 Snow Removal	0.00	437.50	(437.50)	4,833.75	1,750.00	3,083.75	5,250.00	416.25
5460 Exterminating	0.00	16.67	(16.67)	0.00	66.68	(66.68)	200.00	200.00

Unexpended Budget Report

Thursday, April 30, 2015

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

925 E 8th Ave Condo Assoc Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Grounds	0.00	454.17	(454.17)	4,833.75	1,816.68	3,017.07	5,450.00	616.25
Buildings								
5610 Building Maintenance	0.00	125.00	(125.00)	420.00	500.00	(80.00)	1,500.00	1,080.00
5620 Plumbing	387.00	416.67	(29.67)	1,943.55	1,666.68	276.87	5,000.00	3,056.45
5645 Elevators	187.61	229.17	(41.56)	1,605.35	916.68	688.67	2,750.00	1,144.65
5650 Roof Maintenance	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
5665 Cleaning/Janitorial	790.00	520.00	270.00	2,870.00	2,080.00	790.00	6,240.00	3,370.00
Total Buildings	1,364.61	1,332.51	32.10	6,838.90	5,330.04	1,508.86	15,990.00	9,151.10
Reserve Transfers								
6100 Transfer to Reserves	859.17	859.17	0.00	3,436.68	3,436.68	0.00	10,310.00	6,873.32
Total Reserve Transfers	859.17	859.17	0.00	3,436.68	3,436.68	0.00	10,310.00	6,873.32
Replacement Fund Activity								
Reserves Expenditures								
6525 Plumbing	(3,664.45)	0.00	(3,664.45)	4,116.86	0.00	4,116.86	0.00	(4,116.86)
Total Reserves Expenditures	(3,664.45)	0.00	(3,664.45)	4,116.86	0.00	4,116.86	0.00	(4,116.86)
6101 Reserve Income	(859.17)	0.00	(859.17)	(3,436.68)	0.00	(3,436.68)	0.00	3,436.68
6480 Reserves Interest	(1.87)	0.00	(1.87)	(7.86)	0.00	(7.86)	0.00	7.86
Total Replacement Fund Activity	(4,525.49)	0.00	(4,525.49)	672.32	0.00	672.32	0.00	(672.32)
TOTAL EXPENSES	806.87	8,483.35	(7,676.48)	32,068.17	33,933.40	(1,865.23)	101,800.00	69,731.83
NET INCOME (LOSS)	8,439.21	(0.02)	8,439.23	619.40	(0.08)	619.48		
UNEXPENDED (OVER EXPENDED)								(619.40)