

Balance Sheet

Sunday, May 31, 2015

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Invest 1005 925 E 8th Ave.		\$15,824.32	
	Total Operating Cash & Invest		\$15,824.32
Reserves Cash & Invest 1021 Reserve - Citywide		\$23,095.28	
	Total Reserves Cash & Invest		\$23,095.28
	TOTAL ASSETS		<u>\$38,919.60</u>

EQUITY

Current Year Earnings Current Year Earnings - Unrestricted		\$2,731.63	
	Total Current Year Earnings		\$2,731.63
Members Equity 3015 Working Capital 3030 Retained Earnings		\$9,924.02 \$26,075.17	
	Total Members Equity		\$35,999.19
Restricted Equity Current Year Earnings - Restricted		\$188.78	
	Total Restricted Equity		\$188.78
	TOTAL EQUITY		<u>\$38,919.60</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$38,919.60</u>

Unexpended Budget Report

Sunday, May 31, 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	8,259.00	7,800.00	459.00	38,592.00	39,000.00	(408.00)	93,600.00	55,008.00
4030 Laundry Income	166.39	145.84	20.55	877.96	729.16	148.80	1,750.00	872.04
4040 Late Fee Income	120.00	62.50	57.50	260.00	312.50	(52.50)	750.00	490.00
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	232.00	125.00	107.00	252.00	625.00	(373.00)	1,500.00	1,248.00
4350 Parking Fee	325.00	350.00	(25.00)	1,653.00	1,750.00	(97.00)	4,200.00	2,547.00
4400 Miscellaneous Income	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
Total Revenues	9,102.39	8,483.34	619.05	41,789.96	42,416.66	(626.70)	101,800.00	60,010.04
TOTAL INCOME	9,102.39	8,483.34	619.05	41,789.96	42,416.66	(626.70)	101,800.00	60,010.04
EXPENSES								
Administration								
5010 Management Fee	800.00	800.00	0.00	4,000.00	4,000.00	0.00	9,600.00	5,600.00
5025 Audit	0.00	158.34	(158.34)	1,830.00	791.66	1,038.34	1,900.00	70.00
5048 Insurance	0.00	1,208.34	(1,208.34)	0.00	6,041.66	(6,041.66)	14,500.00	14,500.00
5050 Legal Services	216.00	166.67	49.33	236.00	833.35	(597.35)	2,000.00	1,764.00
5098 Other Admin Expense	280.43	79.17	201.26	957.49	395.85	561.64	950.00	(7.49)
5099 Miscellaneous	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00
5306 Utilities	1,027.16	1,416.67	(389.51)	8,174.60	7,083.35	1,091.25	17,000.00	8,825.40
5411 Property Maintenance	493.00	650.00	(157.00)	493.00	3,250.00	(2,757.00)	7,800.00	7,307.00
5415 Landscaping Maintenance	185.00	208.34	(23.34)	435.00	1,041.66	(606.66)	2,500.00	2,065.00
Total Administration	3,001.59	4,708.37	(1,706.78)	16,126.09	23,541.69	(7,415.60)	56,500.00	40,373.91
Utilities								
5312 Telephone	105.80	108.34	(2.54)	528.66	541.66	(13.00)	1,300.00	771.34
5316 Trash Collection	246.15	479.17	(233.02)	1,230.75	2,395.85	(1,165.10)	5,750.00	4,519.25
5320 Water & Sewer	947.43	541.67	405.76	2,701.99	2,708.35	(6.36)	6,500.00	3,798.01
Total Utilities	1,299.38	1,129.18	170.20	4,461.40	5,645.86	(1,184.46)	13,550.00	9,088.60
Grounds								
5430 Snow Removal	748.25	437.50	310.75	5,582.00	2,187.50	3,394.50	5,250.00	(332.00)
5460 Exterminating	0.00	16.67	(16.67)	0.00	83.35	(83.35)	200.00	200.00

Unexpended Budget Report

Sunday, May 31, 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	748.25	454.17	294.08	5,582.00	2,270.85	3,311.15	5,450.00	(132.00)
Buildings								
5610 Building Maintenance	446.48	125.00	321.48	866.48	625.00	241.48	1,500.00	633.52
5620 Plumbing	0.00	416.67	(416.67)	1,943.55	2,083.35	(139.80)	5,000.00	3,056.45
5645 Elevators	217.61	229.17	(11.56)	1,822.96	1,145.85	677.11	2,750.00	927.04
5650 Roof Maintenance	570.00	41.67	528.33	570.00	208.35	361.65	500.00	(70.00)
5665 Cleaning/Janitorial	520.00	520.00	0.00	3,390.00	2,600.00	790.00	6,240.00	2,850.00
Total Buildings	1,754.09	1,332.51	421.58	8,592.99	6,662.55	1,930.44	15,990.00	7,397.01
Reserve Transfers								
6100 Transfer to Reserves	859.17	859.17	0.00	4,295.85	4,295.85	0.00	10,310.00	6,014.15
Total Reserve Transfers	859.17	859.17	0.00	4,295.85	4,295.85	0.00	10,310.00	6,014.15
Replacement Fund Activity								
Reserves Expenditures								
6525 Plumbing	0.00	0.00	0.00	4,116.86	0.00	4,116.86	0.00	(4,116.86)
Total Reserves Expenditures	0.00	0.00	0.00	4,116.86	0.00	4,116.86	0.00	(4,116.86)
6101 Reserve Income	(859.17)	0.00	(859.17)	(4,295.85)	0.00	(4,295.85)	0.00	4,295.85
6480 Reserves Interest	(1.93)	0.00	(1.93)	(9.79)	0.00	(9.79)	0.00	9.79
Total Replacement Fund Activity	(861.10)	0.00	(861.10)	(188.78)	0.00	(188.78)	0.00	188.78
TOTAL EXPENSES	6,801.38	8,483.40	(1,682.02)	38,869.55	42,416.80	(3,547.25)	101,800.00	62,930.45
NET INCOME (LOSS)	2,301.01	(0.06)	2,301.07	2,920.41	(0.14)	2,920.55		
UNEXPENDED (OVER EXPENDED)								(2,920.41)