

Balance Sheet

Wednesday, September 30, 2015

925 E 8th Ave Condo Assoc

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Invest		
1005 925 E 8th Ave.	\$3,879.68	
1010 925 E 8th Ave.-Ins Acct.	(\$12.00)	
1015 925 E 8th Ave.-MOB	\$7,392.99	
1020 925 E 8th Ave-INS MOB	\$7,500.77	
	Total Operating Cash & Invest	\$18,761.44
Reserves Cash & Invest		
1025 925 E 8th Rsv-MOB	\$20,456.53	
1750 Due from Operating	\$6,100.00	
	Total Reserves Cash & Invest	\$26,556.53
	TOTAL ASSETS	<u>\$45,317.97</u>

LIABILITIES

Current Liabilities		
2150 Open Credits	\$302.00	
2770 Due to Reserves	\$6,100.00	
	Total Current Liabilities	\$6,402.00
	TOTAL LIABILITIES	<u>\$6,402.00</u>

EQUITY

Current Year Earnings		
Current Year Earnings - Unrestricted	(\$733.25)	
	Total Current Year Earnings	(\$733.25)
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	\$3,650.03	
	Total Restricted Equity	\$3,650.03
	TOTAL EQUITY	<u>\$38,915.97</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$45,317.97</u>

Unexpended Budget Report

Wednesday, September 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	7,521.00	7,800.00	(279.00)	72,158.07	70,200.00	1,958.07	93,600.00	21,441.93
4030 Laundry Income	205.54	145.84	59.70	1,413.35	1,312.50	100.85	1,750.00	336.65
4040 Late Fee Income	100.00	62.50	37.50	518.00	562.50	(44.50)	750.00	232.00
4105 Move In/Out Fee	150.00	0.00	150.00	450.00	0.00	450.00	0.00	(450.00)
4300 Legal Fee Income	0.00	125.00	(125.00)	384.00	1,125.00	(741.00)	1,500.00	1,116.00
4350 Parking Fee	275.00	350.00	(75.00)	3,028.00	3,150.00	(122.00)	4,200.00	1,172.00
4400 Miscellaneous Income	8.00	0.00	8.00	28.00	0.00	28.00	0.00	(28.00)
4500 Operating Fund Interest	2.32	0.00	2.32	3.43	0.00	3.43	0.00	(3.43)
4600 Covenant Violation	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Revenues	8,261.86	8,483.34	(221.48)	78,182.85	76,350.00	1,832.85	101,800.00	23,617.15
TOTAL INCOME	8,261.86	8,483.34	(221.48)	78,182.85	76,350.00	1,832.85	101,800.00	23,617.15
EXPENSES								
Administration								
5010 Management Fee	800.00	800.00	0.00	7,200.00	7,200.00	0.00	9,600.00	2,400.00
5025 Audit	0.00	158.34	(158.34)	1,830.00	1,425.00	405.00	1,900.00	70.00
5037 Copies, Print & Postage	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5048 Insurance	13,072.76	1,208.34	11,864.42	13,072.76	10,875.00	2,197.76	14,500.00	1,427.24
5050 Legal Services	32.00	166.67	(134.67)	334.00	1,500.01	(1,166.01)	2,000.00	1,666.00
5068 Bank Service Charge	0.16	0.00	0.16	12.16	0.00	12.16	0.00	(12.16)
5098 Other Admin Expense	163.39	79.17	84.22	1,677.17	712.51	964.66	950.00	(727.17)
5099 Miscellaneous	0.00	20.84	(20.84)	64.50	187.50	(123.00)	250.00	185.50
5306 Utilities	875.17	1,416.67	(541.50)	11,148.30	12,750.01	(1,601.71)	17,000.00	5,851.70
5411 Property Maintenance	0.00	650.00	(650.00)	493.00	5,850.00	(5,357.00)	7,800.00	7,307.00
5415 Landscaping Maintenance	755.00	208.34	546.66	2,578.50	1,875.00	703.50	2,500.00	(78.50)
Total Administration	15,698.48	4,708.37	10,990.11	38,406.39	42,375.03	(3,968.64)	56,500.00	18,093.61
Utilities								
5312 Telephone	109.45	108.34	1.11	961.76	975.00	(13.24)	1,300.00	338.24
5316 Trash Collection	262.82	479.17	(216.35)	2,265.36	4,312.51	(2,047.15)	5,750.00	3,484.64
5320 Water & Sewer	606.16	541.67	64.49	4,937.47	4,875.01	62.46	6,500.00	1,562.53

Unexpended Budget Report

Wednesday, September 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 Utilities	978.43	1,129.18	(150.75)	8,164.59	10,162.52	(1,997.93)	13,550.00	5,385.41
Grounds								
5430 Snow Removal	0.00	437.50	(437.50)	5,582.00	3,937.50	1,644.50	5,250.00	(332.00)
5460 Exterminating	0.00	16.67	(16.67)	0.00	150.01	(150.01)	200.00	200.00
Total Grounds	0.00	454.17	(454.17)	5,582.00	4,087.51	1,494.49	5,450.00	(132.00)
Buildings								
5610 Building Maintenance	0.00	125.00	(125.00)	2,956.64	1,125.00	1,831.64	1,500.00	(1,456.64)
5620 Plumbing	0.00	416.67	(416.67)	7,460.55	3,750.01	3,710.54	5,000.00	(2,460.55)
5645 Elevators	217.61	229.17	(11.56)	2,693.40	2,062.51	630.89	2,750.00	56.60
5650 Roof Maintenance	0.00	41.67	(41.67)	970.00	375.01	594.99	500.00	(470.00)
5665 Cleaning/Janitorial	0.00	520.00	(520.00)	4,950.00	4,680.00	270.00	6,240.00	1,290.00
Total Buildings	217.61	1,332.51	(1,114.90)	19,030.59	11,992.53	7,038.06	15,990.00	(3,040.59)
Reserve Transfers								
6100 Transfer to Reserves	859.17	859.17	0.00	7,732.53	7,732.51	0.02	10,310.00	2,577.47
Total Reserve Transfers	859.17	859.17	0.00	7,732.53	7,732.51	0.02	10,310.00	2,577.47
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)	(7,732.53)	0.00	(7,732.53)	0.00	7,732.53
6480 Reserves Interest	(17.89)	0.00	(17.89)	(34.36)	0.00	(34.36)	0.00	34.36
Total Replacement Fund Activity	(877.06)	0.00	(877.06)	(3,650.03)	0.00	(3,650.03)	0.00	3,650.03
TOTAL EXPENSES	16,876.63	8,483.40	8,393.23	75,266.07	76,350.10	(1,084.03)	101,800.00	26,533.93
NET INCOME (LOSS)	(8,614.77)	(0.06)	(8,614.71)	2,916.78	(0.10)	2,916.88		
UNEXPENDED (OVER EXPENDED)								(2,916.78)