

# Balance Sheet

Wednesday, August 31, 2011

## South Pearl Commons

Cash Accounting Year Starts January 1, 2011

### ASSETS

#### Cash & Investments

1010 Citywide Operating

\$16,300.74

Total Cash & Investments

\$16,300.74

#### Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$17,318.03

### LIABILITIES

#### Current Liabilities

2040 Open Credits

\$742.00

2785 Due to Special Assessment

\$1,566.00

TOTAL LIABILITIES

\$2,308.00

### EQUITY

3060 Retained Earnings PRYR

\$8,507.05

Current Year Earnings

\$6,502.98

TOTAL EQUITY

\$15,010.03

TOTAL LIABILITIES AND EQUITY

\$17,318.03

# Balance Sheet

Wednesday, August 31, 2011

## S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2011

### ASSETS

#### Cash & Investments

|                               |             |             |
|-------------------------------|-------------|-------------|
| 1030 Citywide Working Capital | \$17,816.11 |             |
| 1110 Citywide Reserve MM      | \$43,347.67 |             |
| Total Cash & Investments      |             | \$61,163.78 |

|              |                    |
|--------------|--------------------|
| TOTAL ASSETS | <u>\$61,163.78</u> |
|--------------|--------------------|

### EQUITY

|                                |             |  |
|--------------------------------|-------------|--|
| 3010 Retained Earnings PRYR    | \$39,206.35 |  |
| 3040 Retained Earnings PrYR WC | \$17,777.84 |  |
| Current Year WC Earnings       | \$38.27     |  |
| Current Year Earnings          | \$4,141.32  |  |

|              |                    |
|--------------|--------------------|
| TOTAL EQUITY | <u>\$61,163.78</u> |
|--------------|--------------------|

|                              |                    |
|------------------------------|--------------------|
| TOTAL LIABILITIES AND EQUITY | <u>\$61,163.78</u> |
|------------------------------|--------------------|

# Unexpended Budget Report

Wednesday, August 31, 2011

## South Pearl Commons Operating

South Pearl Commons Cash Accounting Year Starts January 1, 2011

|                               | Month To Date |          |          | Year To Date |           |            | Annual Budget |            |
|-------------------------------|---------------|----------|----------|--------------|-----------|------------|---------------|------------|
|                               | Actual        | Budget   | Variance | Actual       | Budget    | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                 |               |          |          |              |           |            |               |            |
| Income                        |               |          |          |              |           |            |               |            |
| 4010 HOA Dues                 | 5,655.00      | 4,485.00 | 1,170.00 | 36,236.00    | 35,880.00 | 356.00     | 53,820.00     | 17,584.00  |
| 4020 Bike Storage Fees        | 125.00        | 32.50    | 92.50    | 315.00       | 260.00    | 55.00      | 390.00        | 75.00      |
| 4080 Late Fees                | 0.00          | 0.00     | 0.00     | 95.00        | 0.00      | 95.00      | 0.00          | (95.00)    |
| 4090 Laundry Income           | 103.25        | 70.84    | 32.41    | 721.39       | 566.66    | 154.73     | 850.00        | 128.61     |
| 4160 Owners Charge            | 0.00          | 8.34     | (8.34)   | 0.00         | 66.66     | (66.66)    | 100.00        | 100.00     |
| Total Income                  | 5,883.25      | 4,596.68 | 1,286.57 | 37,367.39    | 36,773.32 | 594.07     | 55,160.00     | 17,792.61  |
|                               |               |          |          |              |           |            |               |            |
| TOTAL INCOME                  | 5,883.25      | 4,596.68 | 1,286.57 | 37,367.39    | 36,773.32 | 594.07     | 55,160.00     | 17,792.61  |
| <b>EXPENSES</b>               |               |          |          |              |           |            |               |            |
| Operating Expenses            |               |          |          |              |           |            |               |            |
| 5010 Electric                 | 160.46        | 158.33   | 2.13     | 845.98       | 1,266.66  | (420.68)   | 1,900.00      | 1,054.02   |
| 5020 Gas                      | 138.16        | 583.33   | (445.17) | 3,802.98     | 4,666.66  | (863.68)   | 7,000.00      | 3,197.02   |
| 5040 Trash Removal            | 117.69        | 250.00   | (132.31) | 969.18       | 2,000.00  | (1,030.82) | 3,000.00      | 2,030.82   |
| 5090 Water & Sewer            | 502.00        | 416.67   | 85.33    | 3,874.33     | 3,333.34  | 540.99     | 5,000.00      | 1,125.67   |
| 6541 Telephone - Entry System | 50.55         | 50.00    | 0.55     | 403.52       | 400.00    | 3.52       | 600.00        | 196.48     |
| Total Operating Expenses      | 968.86        | 1,458.33 | (489.47) | 9,895.99     | 11,666.66 | (1,770.67) | 17,500.00     | 7,604.01   |
|                               |               |          |          |              |           |            |               |            |
| Maintenance Expenses          |               |          |          |              |           |            |               |            |
| 6030 Boiler Maintenance       | 0.00          | 83.34    | (83.34)  | 200.00       | 666.66    | (466.66)   | 1,000.00      | 800.00     |
| 6051 Building Exterior Maint. | 0.00          | 83.34    | (83.34)  | 176.50       | 666.66    | (490.16)   | 1,000.00      | 823.50     |
| 6052 Building Interior Maint. | 69.95         | 83.34    | (13.39)  | 332.95       | 666.66    | (333.71)   | 1,000.00      | 667.05     |
| 6060 Common Area Cleaning     | 200.00        | 416.67   | (216.67) | 1,361.90     | 3,333.34  | (1,971.44) | 5,000.00      | 3,638.10   |
| 6087 Doors & Windows          | 0.00          | 16.67    | (16.67)  | 0.00         | 133.34    | (133.34)   | 200.00        | 200.00     |
| 6135 Exterminating/Pest       | 0.00          | 12.50    | (12.50)  | 0.00         | 100.00    | (100.00)   | 150.00        | 150.00     |
| 6170 Fire Safety              | 0.00          | 16.67    | (16.67)  | 125.50       | 133.34    | (7.84)     | 200.00        | 74.50      |
| 6315 Keys & Locks             | (6.15)        | 41.67    | (47.82)  | (6.15)       | 333.34    | (339.49)   | 500.00        | 506.15     |
| 6340 Landscape & Grounds      | 0.00          | 208.33   | (208.33) | 1,370.00     | 1,666.66  | (296.66)   | 2,500.00      | 1,130.00   |
| 6430 Plumbing                 | 0.00          | 125.00   | (125.00) | 2,708.80     | 1,000.00  | 1,708.80   | 1,500.00      | (1,208.80) |
| 6480 Roof Repairs             | 0.00          | 41.67    | (41.67)  | 0.00         | 333.34    | (333.34)   | 500.00        | 500.00     |
| 6510 Snow Removal             | 0.00          | 58.33    | (58.33)  | 700.00       | 466.66    | 233.34     | 700.00        | 0.00       |
| Total Maintenance Expenses    | 263.80        | 1,187.53 | (923.73) | 6,969.50     | 9,500.00  | (2,530.50) | 14,250.00     | 7,280.50   |

# Unexpended Budget Report

Wednesday, August 31, 2011

## South Pearl Commons Operating (Continued)

South Pearl Commons Cash Accounting Year Starts January 1, 2011

|                               | Month To Date |          |            | Year To Date |           |            | Annual Budget |            |
|-------------------------------|---------------|----------|------------|--------------|-----------|------------|---------------|------------|
|                               | Actual        | Budget   | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)          |               |          |            |              |           |            |               |            |
| Administrative Expenses       |               |          |            |              |           |            |               |            |
| 5900 Reserve Contributions    | 450.00        | 708.33   | (258.33)   | 4,050.00     | 5,666.66  | (1,616.66) | 8,500.00      | 4,450.00   |
| 7021 Administrative Expenses  | 65.00         | 0.84     | 64.16      | 108.95       | 6.66      | 102.29     | 10.00         | (98.95)    |
| 7030 Audit/Accounting         | 0.00          | 83.33    | (83.33)    | (125.00)     | 666.66    | (791.66)   | 1,000.00      | 1,125.00   |
| 7050 Bank Service/Forms       | 45.24         | 0.00     | 45.24      | 200.52       | 0.00      | 200.52     | 0.00          | (200.52)   |
| 7060 Copies & Postage         | 128.59        | 8.34     | 120.25     | 241.47       | 66.66     | 174.81     | 100.00        | (141.47)   |
| 7110 Insurance Expense        | 498.66        | 458.33   | 40.33      | 4,475.98     | 3,666.66  | 809.32     | 5,500.00      | 1,024.02   |
| 7140 Management Fees          | 700.00        | 700.00   | 0.00       | 5,047.00     | 5,600.00  | (553.00)   | 8,400.00      | 3,353.00   |
| Total Administrative Expenses | 1,887.49      | 1,959.17 | (71.68)    | 13,998.92    | 15,673.30 | (1,674.38) | 23,510.00     | 9,511.08   |
| TOTAL EXPENSES                | 3,120.15      | 4,605.03 | (1,484.88) | 30,864.41    | 36,839.96 | (5,975.55) | 55,260.00     | 24,395.59  |
| NET INCOME (LOSS)             | 2,763.10      | (8.35)   | 2,771.45   | 6,502.98     | (66.64)   | 6,569.62   | (100.00)      |            |
| UNEXPENDED (OVER EXPENDED)    |               |          |            |              |           |            |               | (6,602.98) |

# Unexpended Budget Report

Wednesday, August 31, 2011

## South Pearl 2011 Reserve

S. Pearl Commons Reserves Cash Accounting Year Starts January 1, 2011

|                            | Month To Date |        |          | Year To Date |          |            | Annual Budget |            |
|----------------------------|---------------|--------|----------|--------------|----------|------------|---------------|------------|
|                            | Actual        | Budget | Variance | Actual       | Budget   | Variance   | Budget        | Unexpended |
| INCOME                     |               |        |          |              |          |            |               |            |
| Income                     |               |        |          |              |          |            |               |            |
| 9450 WC Interest Income    | 0.00          | 0.00   | 0.00     | 38.27        | 0.00     | 38.27      | 0.00          | (38.27)    |
| Total Income               | 0.00          | 0.00   | 0.00     | 38.27        | 0.00     | 38.27      | 0.00          | (38.27)    |
| Reserve Income             |               |        |          |              |          |            |               |            |
| 9410 Reserve Income        | 450.00        | 708.33 | (258.33) | 4,050.00     | 5,666.66 | (1,616.66) | 8,500.00      | 4,450.00   |
| 9440 Reserve Interest      | 2.61          | 8.34   | (5.73)   | 91.32        | 66.66    | 24.66      | 100.00        | 8.68       |
| Total Reserve Income       | 452.61        | 716.67 | (264.06) | 4,141.32     | 5,733.32 | (1,592.00) | 8,600.00      | 4,458.68   |
| TOTAL INCOME               | 452.61        | 716.67 | (264.06) | 4,179.59     | 5,733.32 | (1,553.73) | 8,600.00      | 4,420.41   |
| NET INCOME (LOSS)          | 452.61        | 716.67 | (264.06) | 4,179.59     | 5,733.32 | (1,553.73) | 8,600.00      |            |
| UNEXPENDED (OVER EXPENDED) |               |        |          |              |          |            |               | 4,420.41   |