

# Balance Sheet

Friday, August 31, 2012

## South Pearl Commons

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Cash & Investments

1010 Citywide Operating

\$14,879.11

Total Cash & Investments

\$14,879.11

#### Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$15,896.40

### EQUITY

3060 Retained Earnings PRYR

\$17,461.03

Current Year Earnings

(\$1,564.63)

TOTAL EQUITY

\$15,896.40

TOTAL LIABILITIES AND EQUITY

\$15,896.40

# Balance Sheet

Friday, August 31, 2012

## S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2012

### ASSETS

#### Cash & Investments

|                               |             |
|-------------------------------|-------------|
| 1030 Citywide Working Capital | \$17,814.70 |
| 1110 Citywide Reserve MM      | \$53,310.95 |

|                          |             |
|--------------------------|-------------|
| Total Cash & Investments | \$71,125.65 |
|--------------------------|-------------|

|              |                    |
|--------------|--------------------|
| TOTAL ASSETS | <u>\$71,125.65</u> |
|--------------|--------------------|

### EQUITY

|                             |             |
|-----------------------------|-------------|
| 3060 Retained Earnings PRYR | \$70,960.70 |
| Current Year WC Earnings    | \$12.02     |
| Current Year Earnings       | \$152.93    |

|              |                    |
|--------------|--------------------|
| TOTAL EQUITY | <u>\$71,125.65</u> |
|--------------|--------------------|

|                              |                    |
|------------------------------|--------------------|
| TOTAL LIABILITIES AND EQUITY | <u>\$71,125.65</u> |
|------------------------------|--------------------|

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Friday, August 31, 2012

## South Pearl Commons Operating

South Pearl Commons Cash Accounting Year Starts January 1, 2012

|                               | Month To Date |          |            | Year To Date |           |            | Annual Budget |            |
|-------------------------------|---------------|----------|------------|--------------|-----------|------------|---------------|------------|
|                               | Actual        | Budget   | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                 |               |          |            |              |           |            |               |            |
| Income                        |               |          |            |              |           |            |               |            |
| 4010 HOA Dues                 | 3,510.00      | 4,485.00 | (975.00)   | 36,110.00    | 35,880.00 | 230.00     | 53,820.00     | 17,710.00  |
| 4020 Bike Storage Fees        | 5.00          | 33.33    | (28.33)    | 235.00       | 266.66    | (31.66)    | 400.00        | 165.00     |
| 4080 Late Fees                | 0.00          | 0.00     | 0.00       | 100.00       | 0.00      | 100.00     | 0.00          | (100.00)   |
| 4090 Laundry Income           | 70.63         | 70.84    | (0.21)     | 646.78       | 566.66    | 80.12      | 850.00        | 203.22     |
| Total Income                  | 3,585.63      | 4,589.17 | (1,003.54) | 37,091.78    | 36,713.32 | 378.46     | 55,070.00     | 17,978.22  |
| <b>TOTAL INCOME</b>           |               |          |            |              |           |            |               |            |
|                               | 3,585.63      | 4,589.17 | (1,003.54) | 37,091.78    | 36,713.32 | 378.46     | 55,070.00     | 17,978.22  |
| <b>EXPENSES</b>               |               |          |            |              |           |            |               |            |
| Operating Expenses            |               |          |            |              |           |            |               |            |
| 5010 Electric                 | 144.91        | 183.33   | (38.42)    | 1,220.08     | 1,466.66  | (246.58)   | 2,200.00      | 979.92     |
| 5020 Gas                      | 175.91        | 583.33   | (407.42)   | 2,725.18     | 4,666.66  | (1,941.48) | 7,000.00      | 4,274.82   |
| 5040 Trash Removal            | 106.22        | 125.00   | (18.78)    | 842.94       | 1,000.00  | (157.06)   | 1,500.00      | 657.06     |
| 5090 Water & Sewer            | 475.21        | 533.33   | (58.12)    | 3,118.07     | 4,266.66  | (1,148.59) | 6,400.00      | 3,281.93   |
| 6541 Telephone - Entry System | 50.76         | 58.33    | (7.57)     | 405.06       | 466.66    | (61.60)    | 700.00        | 294.94     |
| Total Operating Expenses      | 953.01        | 1,483.32 | (530.31)   | 8,311.33     | 11,866.64 | (3,555.31) | 17,800.00     | 9,488.67   |
| Maintenance Expenses          |               |          |            |              |           |            |               |            |
| 6020 Boiler Inspection        | 0.00          | 12.50    | (12.50)    | 0.00         | 100.00    | (100.00)   | 150.00        | 150.00     |
| 6030 Boiler Maintenance       | 0.00          | 166.66   | (166.66)   | 2,812.50     | 1,333.34  | 1,479.16   | 2,000.00      | (812.50)   |
| 6051 Building Exterior Maint. | 75.00         | 83.34    | (8.34)     | 1,458.00     | 666.66    | 791.34     | 1,000.00      | (458.00)   |
| 6052 Building Interior Maint. | 210.00        | 83.34    | 126.66     | 2,736.35     | 666.66    | 2,069.69   | 1,000.00      | (1,736.35) |
| 6060 Common Area Cleaning     | 200.00        | 200.00   | 0.00       | 1,600.00     | 1,600.00  | 0.00       | 2,400.00      | 800.00     |
| 6087 Doors & Windows          | 0.00          | 16.67    | (16.67)    | 0.00         | 133.34    | (133.34)   | 200.00        | 200.00     |
| 6135 Exterminating/Pest       | 0.00          | 16.66    | (16.66)    | 0.00         | 133.34    | (133.34)   | 200.00        | 200.00     |
| 6170 Fire Safety              | 0.00          | 12.50    | (12.50)    | 365.75       | 100.00    | 265.75     | 150.00        | (215.75)   |
| 6315 Keys & Locks             | (10.00)       | 16.66    | (26.66)    | 20.00        | 133.34    | (113.34)   | 200.00        | 180.00     |
| 6340 Landscape & Grounds      | 0.00          | 75.00    | (75.00)    | 694.45       | 600.00    | 94.45      | 900.00        | 205.55     |
| 6430 Plumbing                 | 0.00          | 293.34   | (293.34)   | 365.00       | 2,346.66  | (1,981.66) | 3,520.00      | 3,155.00   |
| 6480 Roof Repairs             | 0.00          | 83.33    | (83.33)    | 0.00         | 666.66    | (666.66)   | 1,000.00      | 1,000.00   |
| 6510 Snow Removal             | 0.00          | 75.00    | (75.00)    | 1,867.50     | 600.00    | 1,267.50   | 900.00        | (967.50)   |
| Total Maintenance Expenses    | 475.00        | 1,135.00 | (660.00)   | 11,919.55    | 9,080.00  | 2,839.55   | 13,620.00     | 1,700.45   |

# Unexpended Budget Report

Friday, August 31, 2012

## South Pearl Commons Operating (Continued)

South Pearl Commons Cash Accounting Year Starts January 1, 2012

|                               | Month To Date |          |            | Year To Date |           |            | Annual Budget |            |
|-------------------------------|---------------|----------|------------|--------------|-----------|------------|---------------|------------|
|                               | Actual        | Budget   | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)          |               |          |            |              |           |            |               |            |
| Administrative Expenses       |               |          |            |              |           |            |               |            |
| 5900 Reserve Contributions    | 666.67        | 666.66   | 0.01       | 5,333.36     | 5,333.34  | 0.02       | 8,000.00      | 2,666.64   |
| 7021 Administrative Expenses  | 20.60         | 37.50    | (16.90)    | 334.04       | 300.00    | 34.04      | 450.00        | 115.96     |
| 7030 Audit/Accounting         | 0.00          | 25.00    | (25.00)    | 175.00       | 200.00    | (25.00)    | 300.00        | 125.00     |
| 7060 Copies & Postage         | 24.08         | 25.00    | (0.92)     | 253.13       | 200.00    | 53.13      | 300.00        | 46.87      |
| 7110 Insurance Expense        | 0.00          | 525.00   | (525.00)   | 6,730.00     | 4,200.00  | 2,530.00   | 6,300.00      | (430.00)   |
| 7140 Management Fees          | 700.00        | 700.00   | 0.00       | 5,600.00     | 5,600.00  | 0.00       | 8,400.00      | 2,800.00   |
| Total Administrative Expenses | 1,411.35      | 1,979.16 | (567.81)   | 18,425.53    | 15,833.34 | 2,592.19   | 23,750.00     | 5,324.47   |
| TOTAL EXPENSES                | 2,839.36      | 4,597.48 | (1,758.12) | 38,656.41    | 36,779.98 | 1,876.43   | 55,170.00     | 16,513.59  |
| NET INCOME (LOSS)             | 746.27        | (8.31)   | 754.58     | (1,564.63)   | (66.66)   | (1,497.97) | (100.00)      |            |
| UNEXPENDED (OVER EXPENDED)    |               |          |            |              |           |            |               | 1,464.63   |

# Unexpended Budget Report

Friday, August 31, 2012

## South Pearl 2012 Reserve

S. Pearl Commons Reserves Cash Accounting Year Starts January 1, 2012

|                                | Month To Date |        |          | Year To Date |          |            | Annual Budget |            |
|--------------------------------|---------------|--------|----------|--------------|----------|------------|---------------|------------|
|                                | Actual        | Budget | Variance | Actual       | Budget   | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                  |               |        |          |              |          |            |               |            |
| Income                         |               |        |          |              |          |            |               |            |
| 9450 WC Interest Income        | 1.65          | 0.00   | 1.65     | 12.02        | 0.00     | 12.02      | 0.00          | (12.02)    |
| Total Income                   | 1.65          | 0.00   | 1.65     | 12.02        | 0.00     | 12.02      | 0.00          | (12.02)    |
| Reserve Income                 |               |        |          |              |          |            |               |            |
| 9010 Special Assessment Income | 0.00          | 0.00   | 0.00     | 186.00       | 0.00     | 186.00     | 0.00          | (186.00)   |
| 9410 Reserve Income            | 0.00          | 666.66 | (666.66) | 4,666.69     | 5,333.34 | (666.65)   | 8,000.00      | 3,333.31   |
| 9440 Reserve Interest          | 16.86         | 8.34   | 8.52     | 124.57       | 66.66    | 57.91      | 100.00        | (24.57)    |
| Total Reserve Income           | 16.86         | 675.00 | (658.14) | 4,977.26     | 5,400.00 | (422.74)   | 8,100.00      | 3,122.74   |
| TOTAL INCOME                   | 18.51         | 675.00 | (656.49) | 4,989.28     | 5,400.00 | (410.72)   | 8,100.00      | 3,110.72   |
| <b>EXPENSES</b>                |               |        |          |              |          |            |               |            |
| Administrative Expenses        |               |        |          |              |          |            |               |            |
| 5900 Reserve Contributions     | (666.67)      | 0.00   | (666.67) | (666.67)     | 0.00     | (666.67)   | 0.00          | 666.67     |
| Total Administrative Expenses  | (666.67)      | 0.00   | (666.67) | (666.67)     | 0.00     | (666.67)   | 0.00          | 666.67     |
| Reserve Expenses               |               |        |          |              |          |            |               |            |
| 9258 SA Expenses               | 0.00          | 0.00   | 0.00     | 5,491.00     | 0.00     | 5,491.00   | 0.00          | (5,491.00) |
| Total Reserve Expenses         | 0.00          | 0.00   | 0.00     | 5,491.00     | 0.00     | 5,491.00   | 0.00          | (5,491.00) |
| TOTAL EXPENSES                 | (666.67)      | 0.00   | (666.67) | 4,824.33     | 0.00     | 4,824.33   | 0.00          | (4,824.33) |
| NET INCOME (LOSS)              | 685.18        | 675.00 | 10.18    | 164.95       | 5,400.00 | (5,235.05) | 8,100.00      |            |
| UNEXPENDED (OVER EXPENDED)     |               |        |          |              |          |            |               | 7,935.05   |