

Balance Sheet
Monday, December 31, 2012

South Pearl Commons

Cash Accounting Year Starts January 1, 2012

ASSETS

Cash & Investments

1010 Citywide Operating

\$17,433.69

Total Cash & Investments

\$17,433.69

Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$18,450.98

EQUITY

3060 Retained Earnings PRYR

\$17,461.03

Current Year Earnings

\$989.95

TOTAL EQUITY

\$18,450.98

TOTAL LIABILITIES AND EQUITY

\$18,450.98

Unaudited - For Management Purposes Only

Balance Sheet

Monday, December 31, 2012

S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2012

ASSETS

Cash & Investments

1030 Citywide Working Capital

\$17,820.49

1110 Citywide Reserve MM

\$59,934.55

Total Cash & Investments

\$77,755.04

TOTAL ASSETS

\$77,755.04

EQUITY

3060 Retained Earnings PRYR

\$70,960.70

Current Year WC Earnings

\$17.81

Current Year Earnings

\$6,776.53

TOTAL EQUITY

\$77,755.04

TOTAL LIABILITIES AND EQUITY

\$77,755.04

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, December 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
INCOME								
Income								
4010 HOA Dues	4,885.00	4,485.00	400.00	54,080.00	53,820.00	260.00	53,820.00	(260.00)
4020 Bike Storage Fees	135.00	33.33	101.67	420.00	400.00	20.00	400.00	(20.00)
4080 Late Fees	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
4090 Laundry Income	72.00	70.84	1.16	964.04	850.00	114.04	850.00	(114.04)
Total Income	5,092.00	4,589.17	502.83	55,589.04	55,070.00	519.04	55,070.00	(519.04)
TOTAL INCOME	5,092.00	4,589.17	502.83	55,589.04	55,070.00	519.04	55,070.00	(519.04)
EXPENSES								
Operating Expenses								
5010 Electric	98.85	183.33	(84.48)	1,671.75	2,200.00	(528.25)	2,200.00	528.25
5020 Gas	515.52	583.33	(67.81)	4,044.60	7,000.00	(2,955.40)	7,000.00	2,955.40
5040 Trash Removal	151.01	125.00	26.01	1,390.61	1,500.00	(109.39)	1,500.00	109.39
5090 Water & Sewer	319.61	583.33	(213.72)	4,788.34	6,400.00	(1,611.66)	6,400.00	1,611.66
6541 Telephone - Entry System	50.85	58.33	(7.48)	608.52	700.00	(91.48)	700.00	91.48
Total Operating Expenses	1,135.84	1,483.32	(347.48)	12,503.82	17,800.00	(5,296.18)	17,800.00	5,296.18
Maintenance Expenses								
6020 Boiler Inspection	0.00	12.50	(12.50)	0.00	150.00	(150.00)	150.00	150.00
6030 Boiler Maintenance	0.00	166.66	(166.66)	2,812.50	2,000.00	812.50	2,000.00	(812.50)
6051 Building Exterior Maint.	0.00	83.34	(83.34)	1,458.00	1,000.00	458.00	1,000.00	(458.00)
6052 Building Interior Maint.	0.00	83.34	(83.34)	3,066.84	1,000.00	2,066.84	1,000.00	(2,066.84)
6060 Common Area Cleaning	200.00	200.00	0.00	2,400.00	2,400.00	0.00	2,400.00	0.00
6087 Doors & Windows	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00	200.00
6135 Exterminating/Pest	0.00	16.66	(16.66)	0.00	200.00	(200.00)	200.00	200.00
6170 Fire Safety	55.00	12.50	42.50	420.75	150.00	270.75	150.00	(270.75)
6315 Keys & Locks	0.00	16.66	(16.66)	17.02	200.00	(182.98)	200.00	182.98
6340 Landscape & Grounds	350.00	75.00	275.00	1,221.95	900.00	321.95	900.00	(321.95)
6430 Plumbing	0.00	293.34	(293.34)	847.00	3,520.00	(2,673.00)	3,520.00	2,673.00
6480 Roof Repairs	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6510 Snow Removal	0.00	75.00	(75.00)	1,867.50	900.00	967.50	900.00	(967.50)
Total Maintenance Expenses	605.00	1,135.00	(530.00)	14,111.56	13,620.00	491.56	13,620.00	(491.56)

Unexpended Budget Report

Monday, December 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	5,900.01	666.66	5,233.35	11,900.04	8,000.00	3,900.04	8,000.00	(3,900.04)
7021 Administrative Expenses	21.40	37.50	(16.10)	423.34	450.00	(26.66)	450.00	26.66
7030 Audit/Accounting	0.00	25.00	(25.00)	242.50	300.00	(57.50)	300.00	57.50
7060 Copies & Postage	11.12	25.00	(13.88)	287.83	300.00	(12.17)	300.00	12.17
7110 Insurance Expense	0.00	525.00	(525.00)	6,730.00	6,300.00	430.00	6,300.00	(430.00)
7140 Management Fees	700.00	700.00	0.00	8,400.00	8,400.00	0.00	8,400.00	0.00
Total Administrative Expenses	6,632.53	1,979.16	4,653.37	27,983.71	23,750.00	4,233.71	23,750.00	(4,233.71)
 TOTAL EXPENSES	 8,373.37	 4,597.48	 3,775.89	 54,599.09	 55,170.00	 (570.91)	 55,170.00	 570.91
 NET INCOME (LOSS)	 (3,281.37)	 (8.31)	 (3,273.06)	 989.95	 (100.00)	 1,089.95	 (100.00)	
 UNEXPENDED (OVER EXPENDED)								 (1,089.95)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, December 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
INCOME								
Income								
9450 WC Interest Income	1.41	0.00	1.41	17.81	0.00	17.81	0.00	(17.81)
Total Income	1.41	0.00	1.41	17.81	0.00	17.81	0.00	(17.81)
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	2,000.01	666.66	1,333.35	8,000.04	8,000.00	0.04	8,000.00	(0.04)
9440 Reserve Interest	12.85	8.33	4.52	181.49	100.00	81.49	100.00	(81.49)
Total Reserve Income	2,012.86	674.99	1,337.87	8,367.53	8,100.00	267.53	8,100.00	(267.53)
TOTAL INCOME	2,014.27	674.99	1,339.28	8,385.34	8,100.00	285.34	8,100.00	(285.34)
EXPENSES								
Administrative Expenses								
5900 Reserve Contributions	(3,900.00)	0.00	(3,900.00)	(3,900.00)	0.00	(3,900.00)	0.00	3,900.00
Total Administrative Expenses	(3,900.00)	0.00	(3,900.00)	(3,900.00)	0.00	(3,900.00)	0.00	3,900.00
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	(3,900.00)	0.00	(3,900.00)	1,591.00	0.00	1,591.00	0.00	(1,591.00)
NET INCOME (LOSS)	5,914.27	674.99	5,239.28	6,794.34	8,100.00	(1,305.66)	8,100.00	
UNEXPENDED (OVER EXPENDED)								1,305.66