

Balance Sheet

Thursday, February 28, 2013 for South Pearl Commons

Consolidated

Cash Accounting Year Starts January 1, 2013

ASSETS

Cash & Investments

Citywide Operating \$17,789.74

Citywide Reserve MM \$61,163.31

Citywide Working Capital \$17,823.37

Total Cash & Investments \$96,776.42

Fixed Assets

Equipment \$1,017.29

Total Fixed Assets \$1,017.29

TOTAL ASSETS \$97,793.71

EQUITY

Retained Earnings PRYR \$96,206.02

Current Year WC Earnings \$2.88

Current Year Earnings \$1,584.81

TOTAL EQUITY \$97,793.71

TOTAL LIABILITIES AND EQUITY \$97,793.71

Unaudited - For Management Purposes Only

Twelve Month Budget And Actuals

Thursday, February 28, 2013

South Pearl Commons Operating

South Pearl Commons Cash Budget Year Starts January 1, 2013

		<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
INCOME														
Income														
4010 HOA Dues	Actual	4,825.00	4,040.00											8,865.00
	Budget	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	4,485.00	53,820.00
4020 Bike Storage Fees	Actual	65.00	85.00											150.00
	Budget	33.33	33.33	33.33	33.33	33.34	33.33	33.34	33.33	33.34	33.33	33.34	33.33	400.00
4080 Late Fees	Actual	25.00												25.00
	Budget													
4090 Laundry Income	Actual	43.50	60.00											103.50
	Budget	70.83	70.83	70.83	70.83	70.83	70.84	70.83	70.84	70.83	70.84	70.83	70.84	850.00
4160 Owners Charge	Actual	50.00												50.00
	Budget													
Total Income		5,008.50	4,185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,193.50
EXPENSES														
TOTAL INCOME		5,008.50	4,185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,193.50
Operating Expenses														
5010 Electric	Actual	109.44	98.29											207.73
	Budget	183.33	183.33	183.33	183.33	183.34	183.33	183.34	183.33	183.34	183.33	183.34	183.33	2,200.00
5020 Gas	Actual	686.63	727.19											1,413.82
	Budget	541.67	541.67	541.67	541.67	541.66	541.67	541.66	541.67	541.67	541.66	541.67	541.66	6,500.00
5040 Trash Removal	Actual	124.01	123.95											247.96
	Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5090 Water & Sewer	Actual	332.07	346.31											678.38
	Budget	458.33	458.33	458.33	458.33	458.34	458.33	458.34	458.33	458.34	458.33	458.34	458.33	5,500.00
6541 Telephone - Entry System	Actual	50.98	50.89											101.87
	Budget	58.33	58.33	58.33	58.33	58.34	58.33	58.34	58.33	58.34	58.33	58.34	58.33	700.00
Total Operating Expenses		1,303.13	1,346.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,649.76
Maintenance Expenses														
6020 Boiler Inspection	Actual													
	Budget	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
6030 Boiler Maintenance	Actual													
	Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6051 Building Exterior Maint.	Actual													
	Budget	166.67	166.67	166.67	166.67	166.67	166.66	166.67	166.66	166.67	166.66	166.67	166.66	2,000.00
6052 Building Interior Maint.	Actual	(188.50)												(188.50)
	Budget	166.67	166.67	166.67	166.67	166.67	166.66	166.67	166.66	166.67	166.66	166.67	166.66	2,000.00
6060 Common Area Cleaning	Actual	200.00	200.00											400.00
	Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6087 Doors & Windows	Actual													
	Budget	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	16.67	200.00
6135 Exterminating/Pest	Actual													
	Budget	16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00

Twelve Month Budget And Actuals

Thursday, February 28, 2013

South Pearl Commons Operating (Continued)

South Pearl Commons Cash Budget Year Starts January 1, 2013

		<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
EXPENSES (Continued)														
Maintenance Expenses (Continued)														
6170 Fire Safety	Actual													
	Budget	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
6315 Keys & Locks	Actual	6.06												6.06
	Budget	16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
6340 Landscape & Grounds	Actual													
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
6430 Plumbing	Actual	(482.00)												(482.00)
	Budget	191.67	191.67	191.67	191.67	191.67	191.66	191.67	191.66	191.67	191.66	191.67	191.66	2,300.00
6480 Roof Repairs	Actual													
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
6510 Snow Removal	Actual	110.00	220.00											330.00
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
Total Maintenance Expenses		(354.44)	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.56
Administrative Expenses														
5900 Reserve Contributions	Actual	600.00	600.00											1,200.00
	Budget	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
7021 Administrative Expenses	Actual	87.10	23.90											111.00
	Budget	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
7030 Audit/Accounting	Actual													
	Budget	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
7060 Copies & Postage	Actual	77.35	3.78											81.13
	Budget	26.67	26.67	26.67	26.67	26.67	26.66	26.67	26.66	26.67	26.66	26.67	26.66	320.00
7110 Insurance Expense	Actual		3,330.00											3,330.00
	Budget	583.33	583.33	583.33	583.33	583.34	583.33	583.34	583.33	583.34	583.33	583.34	583.33	7,000.00
7140 Management Fees	Actual	700.00	700.00											1,400.00
	Budget	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Total Administrative Expenses		1,464.45	4,657.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,122.13
TOTAL EXPENSES		2,413.14	6,424.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,837.45
NET INCOME (LOSS)		2,595.36	(2,239.31)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356.05

Twelve Month Budget And Actuals

Thursday, February 28, 2013

South Pearl 2013 Reserve

S. Pearl Commons Reserves Cash Budget Year Starts January 1, 2013

		<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
INCOME														
Income														
9450 WC Interest Income	Actual	1.52	1.36											2.88
	Budget													
Total Income		1.52	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.88
Reserve Income														
9410 Reserve Income	Actual	600.00	600.00											1,200.00
	Budget	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
9440 Reserve Interest	Actual	15.06	13.70											28.76
	Budget	8.33	8.33	8.33	8.33	8.34	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00
Total Reserve Income		615.06	613.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,228.76
TOTAL INCOME														
		616.58	615.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,231.64
NET INCOME (LOSS)														
		616.58	615.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,231.64

Unaudited For Management Purposes Only

Unexpended Budget Report

Thursday, February 28, 2013

South Pearl Commons Operating

South Pearl Commons Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 HOA Dues	4,040.00	4,485.00	(445.00)	8,865.00	8,970.00	(105.00)	53,820.00	44,955.00
4020 Bike Storage Fees	85.00	33.33	51.67	150.00	66.66	83.34	400.00	250.00
4080 Late Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
4090 Laundry Income	60.00	70.83	(10.83)	103.50	141.66	(38.16)	850.00	746.50
4160 Owners Charge	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Total Income	4,185.00	4,589.16	(404.16)	9,193.50	9,178.32	15.18	55,070.00	45,876.50
TOTAL INCOME	4,185.00	4,589.16	(404.16)	9,193.50	9,178.32	15.18	55,070.00	45,876.50
EXPENSES								
Operating Expenses								
5010 Electric	98.29	183.33	(85.04)	207.73	366.66	(158.93)	2,200.00	1,992.27
5020 Gas	727.19	541.67	185.52	1,413.82	1,083.34	330.48	6,500.00	5,086.18
5040 Trash Removal	123.95	125.00	(1.05)	247.96	250.00	(2.04)	1,500.00	1,252.04
5090 Water & Sewer	346.31	458.33	(112.02)	678.38	916.66	(238.28)	5,500.00	4,821.62
6541 Telephone - Entry System	50.89	58.33	(7.44)	101.87	116.66	(14.79)	700.00	598.13
Total Operating Expenses	1,346.63	1,366.66	(20.03)	2,649.76	2,733.32	(83.56)	16,400.00	13,750.24
Maintenance Expenses								
6020 Boiler Inspection	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00	150.00
6030 Boiler Maintenance	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6051 Building Exterior Maint.	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00	2,000.00
6052 Building Interior Maint.	0.00	166.67	(166.67)	(188.50)	333.34	(521.84)	2,000.00	2,188.50
6060 Common Area Cleaning	200.00	200.00	0.00	400.00	400.00	0.00	2,400.00	2,000.00
6087 Doors & Windows	0.00	16.67	(16.67)	0.00	33.34	(33.34)	200.00	200.00
6135 Exterminating/Pest	0.00	16.67	(16.67)	0.00	33.34	(33.34)	200.00	200.00
6170 Fire Safety	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00	150.00
6315 Keys & Locks	0.00	16.67	(16.67)	6.06	33.34	(27.28)	200.00	193.94
6340 Landscape & Grounds	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
6430 Plumbing	0.00	191.67	(191.67)	(482.00)	383.34	(865.34)	2,300.00	2,782.00
6480 Roof Repairs	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
6510 Snow Removal	220.00	83.33	136.67	330.00	166.66	163.34	1,000.00	670.00

Unexpended Budget Report

Thursday, February 28, 2013

South Pearl Commons Operating (Continued)

South Pearl Commons Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Maintenance Expenses	420.00	1,250.01	(830.01)	65.56	2,500.02	(2,434.46)	15,000.00	14,934.44
Administrative Expenses								
5900 Reserve Contributions	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00	6,000.00
7021 Administrative Expenses	23.90	37.50	(13.60)	111.00	75.00	36.00	450.00	339.00
7030 Audit/Accounting	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
7060 Copies & Postage	3.78	26.67	(22.89)	81.13	53.34	27.79	320.00	238.87
7110 Insurance Expense	3,330.00	583.33	2,746.67	3,330.00	1,166.66	2,163.34	7,000.00	3,670.00
7140 Management Fees	700.00	700.00	0.00	1,400.00	1,400.00	0.00	8,400.00	7,000.00
Total Administrative Expenses	4,657.68	1,972.50	2,685.18	6,122.13	3,945.00	2,177.13	23,670.00	17,547.87
TOTAL EXPENSES	6,424.31	4,589.17	1,835.14	8,837.45	9,178.34	(340.89)	55,070.00	46,232.55
NET INCOME (LOSS)	(2,239.31)	(0.01)	(2,239.30)	356.05	(0.02)	356.07		
UNEXPENDED (OVER EXPENDED)								(356.05)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, February 28, 2013

South Pearl 2013 Reserve

S. Pearl Commons Reserves Cash Accounting Year Starts January 1, 2013

		Month To Date			Year To Date			Annual Budget	
		Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME									
Income									
9450 WC Interest Income		1.36	0.00	1.36	2.88	0.00	2.88	0.00	(2.88)
Total Income		1.36	0.00	1.36	2.88	0.00	2.88	0.00	(2.88)
Reserve Income									
9410 Reserve Income		600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00	6,000.00
9440 Reserve Interest		13.70	8.33	5.37	28.76	16.66	12.10	100.00	71.24
Total Reserve Income		613.70	608.33	5.37	1,228.76	1,216.66	12.10	7,300.00	6,071.24
TOTAL INCOME		615.06	608.33	6.73	1,231.64	1,216.66	14.98	7,300.00	6,068.36
NET INCOME (LOSS)		615.06	608.33	6.73	1,231.64	1,216.66	14.98	7,300.00	
UNEXPENDED (OVER EXPENDED)									6,068.36