

Balance Sheet

Wednesday, July 31, 2013

South Pearl Commons

Cash Accounting Year Starts January 1, 2013

ASSETS

Cash & Investments

1010 Citywide Operating

\$18,828.11

Total Cash & Investments

\$18,828.11

Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$19,845.40

EQUITY

3060 Retained Earnings PRYR

\$18,450.98

Current Year Earnings

\$1,394.42

TOTAL EQUITY

\$19,845.40

TOTAL LIABILITIES AND EQUITY

\$19,845.40

Balance Sheet

Wednesday, July 31, 2013

S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2013

ASSETS

Cash & Investments

1110 Citywide Reserve MM

\$82,082.35

Total Cash & Investments

\$82,082.35

TOTAL ASSETS

\$82,082.35

EQUITY

3060 Retained Earnings PRYR

\$77,755.04

Current Year Earnings

\$4,327.31

TOTAL EQUITY

\$82,082.35

TOTAL LIABILITIES AND EQUITY

\$82,082.35

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, July 31, 2013

South Pearl Commons Operating

South Pearl Commons Accrual 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	4,485.00	4,485.00	0.00	31,395.00	31,395.00	0.00	53,820.00	22,425.00
4020 Bike Storage Fees	30.00	33.34	(3.34)	225.00	233.33	(8.33)	400.00	175.00
4080 Late Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
4090 Laundry Income	70.13	70.83	(0.70)	448.26	495.82	(47.56)	850.00	401.74
4160 Owners Charge	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Total Income	4,585.13	4,589.17	(4.04)	32,143.26	32,124.15	19.11	55,070.00	22,926.74
TOTAL INCOME	4,585.13	4,589.17	(4.04)	32,143.26	32,124.15	19.11	55,070.00	22,926.74
EXPENSES								
Operating Expenses								
5010 Electric	149.62	183.34	(33.72)	743.52	1,283.33	(539.81)	2,200.00	1,456.48
5020 Gas	240.53	541.67	(301.14)	3,836.58	3,791.68	44.90	6,500.00	2,663.42
5040 Trash Removal	122.97	125.00	(2.03)	866.55	875.00	(8.45)	1,500.00	633.45
5090 Water & Sewer	506.90	458.34	48.56	3,748.99	3,208.33	540.66	5,500.00	1,751.01
6541 Telephone - Entry System	51.88	58.34	(6.46)	356.80	408.33	(51.53)	700.00	343.20
Total Operating Expenses	1,071.90	1,366.69	(294.79)	9,552.44	9,566.67	(14.23)	16,400.00	6,847.56
Maintenance Expenses								
6020 Boiler Inspection	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00	150.00
6030 Boiler Maintenance	0.00	200.00	(200.00)	475.00	1,400.00	(925.00)	2,400.00	1,925.00
6051 Building Exterior Maint.	0.00	166.67	(166.67)	0.00	1,166.68	(1,166.68)	2,000.00	2,000.00
6052 Building Interior Maint.	62.31	166.67	(104.36)	837.81	1,166.68	(328.87)	2,000.00	1,162.19
6060 Common Area Cleaning	200.00	200.00	0.00	1,400.00	1,400.00	0.00	2,400.00	1,000.00
6087 Doors & Windows	0.00	16.66	(16.66)	0.00	116.67	(116.67)	200.00	200.00
6135 Exterminating/Pest	0.00	16.67	(16.67)	85.00	116.68	(31.68)	200.00	115.00
6170 Fire Safety	0.00	12.50	(12.50)	278.75	87.50	191.25	150.00	(128.75)
6315 Keys & Locks	393.40	16.67	376.73	399.46	116.68	282.78	200.00	(199.46)
6340 Landscape & Grounds	81.29	83.34	(2.05)	1,027.86	583.33	444.53	1,000.00	(27.86)
6430 Plumbing	255.00	191.67	63.33	500.00	1,341.68	(841.68)	2,300.00	1,800.00
6480 Roof Repairs	0.00	83.34	(83.34)	0.00	583.33	(583.33)	1,000.00	1,000.00
6510 Snow Removal	0.00	83.34	(83.34)	330.00	583.33	(253.33)	1,000.00	670.00

Unexpended Budget Report

Wednesday, July 31, 2013

South Pearl Commons Operating (Continued)

South Pearl Commons Accrual 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	992.00	1,250.03	(258.03)	5,333.88	8,750.06	(3,416.18)	15,000.00	9,666.12
Administrative Expenses								
5900 Reserve Contributions	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00	3,000.00
7021 Administrative Expenses	23.50	37.50	(14.00)	474.98	262.50	212.48	450.00	(24.98)
7030 Audit/Accounting	0.00	25.00	(25.00)	178.00	175.00	3.00	300.00	122.00
7060 Copies & Postage	48.28	26.67	21.61	262.71	186.68	76.03	320.00	57.29
7110 Insurance Expense	3,348.00	583.34	2,764.66	6,678.00	4,083.33	2,594.67	7,000.00	322.00
7140 Management Fees	700.00	700.00	0.00	4,900.00	4,900.00	0.00	8,400.00	3,500.00
Total Administrative Expenses	4,719.78	1,972.51	2,747.27	16,693.69	13,807.51	2,886.18	23,670.00	6,976.31
TOTAL EXPENSES	6,783.68	4,589.23	2,194.45	31,580.01	32,124.24	(544.23)	55,070.00	23,489.99
NET INCOME (LOSS)	(2,198.55)	(0.06)	(2,198.49)	563.25	(0.09)	563.34		
UNEXPENDED (OVER EXPENDED)								(563.25)

Unexpended Budget Report

Wednesday, July 31, 2013

South Pearl 2013 Reserve

S. Pearl Commons Reserves Accrual 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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Income								
9410 Reserve Income	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00	3,000.00
9440 Reserve Interest	20.45	8.33	12.12	127.31	58.32	68.99	100.00	(27.31)
Total Reserve Income	620.45	608.33	12.12	4,327.31	4,258.32	68.99	7,300.00	2,972.69
TOTAL INCOME	620.45	608.33	12.12	4,327.31	4,258.32	68.99	7,300.00	2,972.69
NET INCOME (LOSS)	620.45	608.33	12.12	4,327.31	4,258.32	68.99	7,300.00	
UNEXPENDED (OVER EXPENDED)								2,972.69