

Balance Sheet

Monday, September 30, 2013 for South Pearl Commons

Consolidated

Cash Accounting Year Starts January 1, 2013

ASSETS

Cash & Investments

Citywide Operating

Citywide Reserve MM

\$19,436.95

\$83,323.03

Total Cash & Investments

\$102,759.98

Fixed Assets

Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$103,777.27

EQUITY

Retained Earnings PRYR

Current Year Earnings

\$96,206.02

\$7,571.25

TOTAL EQUITY

\$103,777.27

TOTAL LIABILITIES AND EQUITY

\$103,777.27

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, September 30, 2013

Unaudited - For Management Purposes Only

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	4,510.00	4,485.00	25.00	40,655.00	40,365.00	290.00	53,820.00	13,165.00
4020 Bike Storage Fees	15.00	33.34	(18.34)	260.00	300.00	(40.00)	400.00	140.00
4080 Late Fees	5.00	0.00	5.00	40.00	0.00	40.00	0.00	(40.00)
4090 Laundry Income	75.63	70.83	4.80	593.89	637.49	(43.60)	850.00	256.11
4160 Owners Charge	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Income	4,605.63	4,589.17	16.46	41,648.89	41,302.49	346.40	55,070.00	13,421.11
TOTAL INCOME	4,605.63	4,589.17	16.46	41,648.89	41,302.49	346.40	55,070.00	13,421.11
EXPENSES								
Operating Expenses								
5010 Electric	146.84	183.34	(36.50)	1,027.31	1,650.00	(622.69)	2,200.00	1,172.69
5020 Gas	198.29	541.67	(343.38)	4,222.73	4,875.01	(652.28)	6,500.00	2,277.27
5040 Trash Removal	192.58	125.00	67.58	1,183.14	1,125.00	58.14	1,500.00	316.86
5090 Water & Sewer	506.90	458.34	48.56	4,587.96	4,125.00	462.96	5,500.00	912.04
6541 Telephone - Entry System	51.44	58.34	(6.90)	459.22	525.00	(65.78)	700.00	240.78
Total Operating Expenses	1,096.05	1,366.69	(270.64)	11,480.36	12,300.01	(819.65)	16,400.00	4,919.64
Maintenance Expenses								
6020 Boiler Inspection	0.00	12.50	(12.50)	0.00	112.50	(112.50)	150.00	150.00
6030 Boiler Maintenance	0.00	200.00	(200.00)	475.00	1,800.00	(1,325.00)	2,400.00	1,925.00
6051 Building Exterior Maint.	0.00	166.67	(166.67)	0.00	1,500.01	(1,500.01)	2,000.00	2,000.00
6052 Building Interior Maint.	0.00	166.67	(166.67)	649.31	1,500.01	(850.70)	2,000.00	1,350.69
6060 Common Area Cleaning	200.00	200.00	0.00	1,800.00	1,800.00	0.00	2,400.00	600.00
6087 Doors & Windows	303.00	16.66	286.34	303.00	150.00	153.00	200.00	(103.00)
6135 Exterminating/Pest	0.00	16.67	(16.67)	85.00	150.01	(65.01)	200.00	115.00
6170 Fire Safety	70.00	12.50	57.50	538.93	112.50	426.43	150.00	(388.93)
6315 Keys & Locks	0.00	16.67	(16.67)	399.46	150.01	249.45	200.00	(199.46)
6340 Landscape & Grounds	200.00	83.34	116.66	1,267.28	750.00	517.28	1,000.00	(267.28)
6430 Plumbing	200.00	191.67	8.33	218.00	1,725.01	(1,507.01)	2,300.00	2,082.00
6480 Roof Repairs	0.00	83.34	(83.34)	2,484.00	750.00	1,734.00	1,000.00	(1,484.00)
6510 Snow Removal	0.00	83.34	(83.34)	440.00	750.00	(310.00)	1,000.00	560.00

Unexpended Budget Report

Monday, September 30, 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	973.00	1,250.03	(277.03)	8,659.98	11,250.05	(2,590.07)	15,000.00	6,340.02
Administrative Expenses								
5900 Reserve Contributions	600.00	600.00	0.00	5,400.00	5,400.00	0.00	7,200.00	1,800.00
7021 Administrative Expenses	99.00	37.50	61.50	658.08	337.50	320.58	450.00	(208.08)
7030 Audit/Accounting	0.00	25.00	(25.00)	178.00	225.00	(47.00)	300.00	122.00
7060 Copies & Postage	15.32	26.67	(11.35)	291.21	240.01	51.20	320.00	28.79
7110 Insurance Expense	0.00	583.34	(583.34)	6,678.00	5,250.00	1,428.00	7,000.00	322.00
7140 Management Fees	700.00	700.00	0.00	6,300.00	6,300.00	0.00	8,400.00	2,100.00
Total Administrative Expenses	1,414.32	1,972.51	(558.19)	19,505.29	17,752.51	1,752.78	23,670.00	4,164.71
TOTAL EXPENSES	3,483.37	4,589.23	(1,105.86)	39,645.63	41,302.57	(1,656.94)	55,070.00	15,424.37
NET INCOME (LOSS)	1,122.26	(0.06)	1,122.32	2,003.26	(0.08)	2,003.34		
UNEXPENDED (OVER EXPENDED)								(2,003.26)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, September 30, 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	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	5,400.00	5,400.00	0.00	7,200.00	1,800.00
9440 Reserve Interest	18.72	8.34	10.38	167.99	75.00	92.99	100.00	(67.99)
Total Reserve Income	618.72	608.34	10.38	5,567.99	5,475.00	92.99	7,300.00	1,732.01
TOTAL INCOME	618.72	608.34	10.38	5,567.99	5,475.00	92.99	7,300.00	1,732.01
NET INCOME (LOSS)	618.72	608.34	10.38	5,567.99	5,475.00	92.99	7,300.00	
UNEXPENDED (OVER EXPENDED)								1,732.01

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